

HANFORD ELEMENTARY SCHOOL DISTRICT



Hamilton
Elementary



Jefferson Academy

2021 Facilities Master Plan



Lee Richmond
Elementary



Lincoln
Elementary



Martin Luther King
Jr. Elementary



Monroe
Elementary



Roosevelt
Elementary



Simas Elementary



Washington
Elementary



John F. Kennedy
Junior High



Woodrow Wilson
Junior High

Presented by SchoolWorks, Inc.





ACKNOWLEDGEMENTS

The SchoolWorks, Inc., team would like to thank the Hanford Elementary School District for the opportunity to assist in the development of the 2021 Facilities Master Plan. We would also like to extend our gratitude to the Hanford Elementary School District Board of Education, administrators and staff for their contribution in the development of this document.

Our team would like to acknowledge the following stakeholders for their involvement in this project:

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Tim Revious - Vice President

Lupe Hernandez - Clerk

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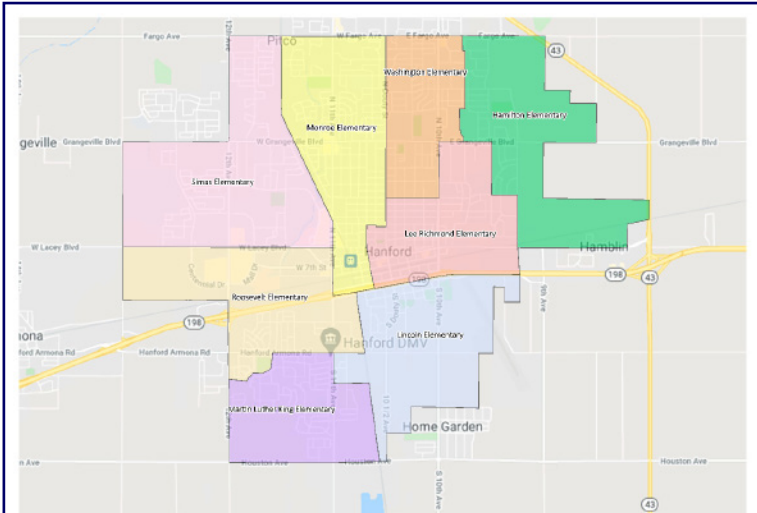


1 EXECUTIVE SUMMARY

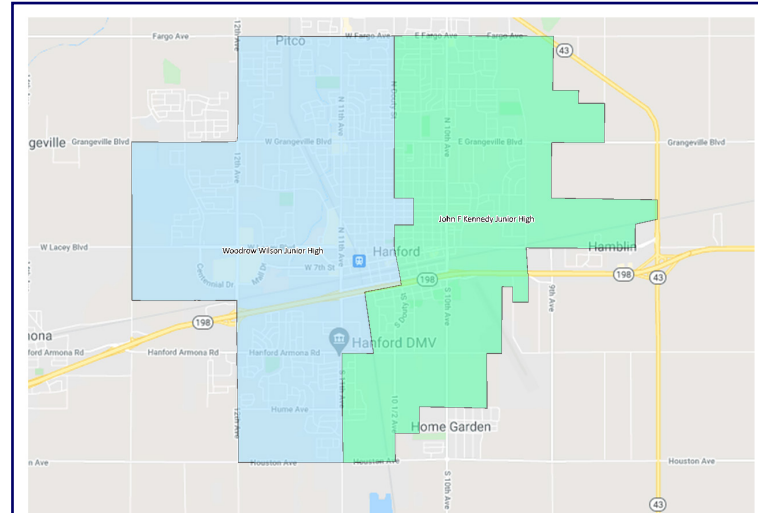


DISTRICT PROFILE

Executive Summary



Elementary Schools Boundary



Junior High Schools Boundary

Hamilton Elementary
1269 Leland Way
Ph: 559-585-3820

Monroe Elementary
300 Monroe Dr.
Ph: 559-585-3745

Jefferson Academy
1264 Middleton St.
Ph: 559-585-3700

Roosevelt Elementary
870 W. Davis St.
Ph: 559-585-3775

Lee Richmond Elementary
939 Katie Hammond Ln.
Ph: 559-585-3760

Simas Elementary
1875 Fitzgerald Ln.
Ph: 559-585-3790

Lincoln Elementary
832 S. Harris St.
Ph: 559-585-3730

Washington Elementary
2245 N. Fairmont Dr.
Ph: 559-585-3805

Martin Luther King Jr. Elementary
820 Hume Ave.
Ph: 559-585-3715

John F. Kennedy Jr. Junior High
1000 E. Florinda St.
Ph: 559-585-3850

Woodrow Wilson Junior High
601 W. Florinda St.
Ph: 559-585-3870



Section 1

Executive Summary

INTRODUCTION

In February 2021, SchoolWorks Inc., was retained by the Hanford Elementary School District to develop a comprehensive Facilities Master Plan (FMP). This document will assist the District with its continued efforts to define and prioritize key projects on a Site-by Site basis and maximize all available funding opportunities.

The FMP is meant to serve as a dynamic planning document ensuring the Hanford Elementary facilities provide the best educational experience for students and staff while meeting the growing needs of the local community for the next three to five years. The FMP is a living document that may require periodic updates. Certain components should be reviewed and re-evaluated by the district's guidance council on an annual basis.

A successful FMP addresses the key building blocks that will establish a solid foundation for all future planning goals and objectives. This approach focuses on developing a plan that not only identifies, defines and prioritizes key maintenance, modernization and new construction projects, but also focuses on the timing and availability of future funding revenues.

Throughout the State of California one of the most common themes facing school facilities planning today is the lack of funding resources. In most cases the scope of project identified in the FMP far exceed the amount of available funding.

Our approach focuses on four basic key questions:

- 1) What are your needs?
- 2) How much will it cost?
- 3) What are your funding resources?
- 4) When will those funding resources be available?

Through a collaborative effort with District and community stakeholders, the FMP will create realistic and equitable guidelines that will ensure existing and future facilities can provide the best educational experience for all.

District administration and leadership should be recognized for their continued efforts to fund facility improvement projects by utilizing all available facility funding sources. Facilities, maintenance and operations staff should also be recognized for their continued efforts to develop and maintain a quality facilities improvement program.

The SchoolWorks Inc., FMP team consists of specialists in the fields of facilities planning, maintenance, operations, construction management, energy management and financial planning. Our team was assisted by a collaboration of District administration, facilities, maintenance and operations staff, and other key stakeholders.

**TOGETHER WE CAN
ACHIEVE MORE**





MASTER PLAN PROCESS

Executive Summary



Phase 1

- Project Kick-off Meeting
- Stakeholder Goals and Objectives
- Review Past Projects
- Review Educational & Technology Specifications
- Review As-Built Plans and Drawings
- Facilities Needs Assessment and Equity Analysis

Phase 2

- Create Facilities Inventory
- Review School Safety and Security Plans
- Develop a Database of Facilities Needs
- Identify Costs of All Identified Needs
- Stakeholder Review

Phase 3

- Demographic Analysis
- Capacity and Utilization Study
- Identify Potential Funding Sources
- Review Past Funding History
- Stakeholder Review

Phase 4

- Develop Principles & Criteria for Prioritization
- Project and Funding Implementation Plan
- Board Workshop to Review FMP
- Finalize FMP & Present to District and Public



Section 1

Executive Summary

PROJECT CATEGORIES

With just about every facilities master plan, there is going to be more needs than available funding. So how do you decide which projects are the highest priority and need immediate attention and which can be deferred until additional funding is available? There is no simple answer to this question, and it often comes down to the individual districts short-term and long term goals and objectives.

We have found that projects often fall into one of four categories: health and safety, essential operations, general maintenance and new facilities. When creating a successful facilities improvement program, it's important to annually review the scope of work along with current and future funding options. While interchangeable, most health and safety, essential operations and general maintenance are funded through the School Facility Program (SFP), local developer fees, local bonds, deferred maintenance funds or other capital facility funds. Future new facilities are often large scale master planned projects that will require significant capital and are generally funded from local bonds or the State new construction program.

Even with the best plan, unforeseen changes in priorities, unexpected failures of certain systems and even new funding opportunities can have a significant impact of an implementation plan. Therefore, the goal of this document is to provide administration and leadership with the appropriate information to assist in creating a sustainable and equitable short-term and long-term plan that is flexible and adaptable to unforeseen circumstances.

Health & Safety

- Fire alarm
- Security Alarm
- Bell & Intercom Upgrades
- Hazardous Material Abatement
- Surveillance Cameras
- ADA Path of Travel
- Restroom ADA Compliance
- Parking & Traffic Flow Hazards
- Drinking Fountains
- Fencing
- Signage & Marquee

Essential Operations

- HVAC
- Roofing
- Original Window Replacement
- Utilities Upgrade (Water, Power, Electric)
- Technology Upgrades
- Concrete & Asphalt Repair
- Full Playground Replacement
- Shade Structures

Maintenance

- Interior Painting
- Exterior Painting
- Flooring
- Lighting Upgrade
- Casework & Cabinetry
- Landscaping & Irrigation
- Portable Exterior Repairs
- Playground Equipment (ie. basketball hoops)
- Rain Gutters

New Facilities

- Facilities that address equity
- Enhance current or future educational programs
- Replace aging portables with modular or new construction



MASTER PLAN OVERVIEW

Executive Summary

The Facilities Master Plan (FMP) has identified a total of **\$40,922,774** in facilities improvement projects. This includes **\$33,610,274** for modernization and improvement of existing facilities, and **\$7,312,500** in potential future new construction projects.

The modernization category provides an overview of permanent and portable buildings, site work and infrastructure. These are items identified as either needing repair or replacement because they are no longer functional or safe, or general improvements that result in extending the useful life of a system.

Facilities of high use and foot traffic, such as instructional spaces, libraries, athletic facilities and restrooms, often require additional interior upgrades that go beyond yearly maintenance. This is especially evident in facilities constructed or modernized over 25 years ago. In these cases, the FMP includes costs to modernize and refresh certain interior spaces. These costs can include upgrades to flooring, paint, casework, plumbing, and electrical to keep up with 21st Century technologies.

The new facilities category provides an overview of potential future master-planned projects. This includes identifying new facilities to accommodate growth, technology, changes in educational specifications, replacing existing facilities that can no longer provide a safe or functional educational experience, or building facilities that are entirely absent from a campus altogether.

Cost estimates for the new facilities are based on a per square foot calculation and not a particular design. It is recommended the District consult with the architect and project manager before finalizing any budgets.

Based on preliminary estimates, Hanford Elementary may be eligible for **\$34,728,885** in State modernization costs over the next eight years. Under the current State School Facility Program (Proposition 51), the State share, **\$20,837,331** would cover 60% of the eligible project amount. The District would need to come up with a local share amount 40% or approximately **\$13,891,554** to request State funding. State funding of future modernization projects are dependent on the State passing a new school facilities bond in 2022.

The timing and availability of these programs should be closely monitored and the District should be ready to submit applications for projects which fall under these funding categories. Due to the shortfall in funding revenues, and the continued increased cost of construction in the region, not all projects outlined in this document will be accomplished.



Section 1

Executive Summary

COST SUMMARY

Modernization Category	Hamilton Elementary	Lee Richmond Elementary	Lincoln Elementary	Martin Luther King Jr. Elementary	Monroe Elementary	Roosevelt Elementary	Simas Elementary	Washington Elementary	Jefferson Academy	John F. Kennedy Junior High	Woodrow Wilson Junior High	Modernization Projects Total
Site Systems												
Flatwork		\$30,420		\$44,200								\$74,620
Landscaping & Irrigation		\$39,000									\$12,480	\$51,480
Playground	\$208,000	\$104,000	\$104,000		\$208,000	\$208,000	\$208,000	\$104,000	\$208,000			\$1,352,000
Playfields / Playcourts		\$41,600										\$41,600
Parking & Traffic Circulation				\$95,940		\$75,400					\$364,000	\$535,340
Security & Safety	\$198,900	\$328,900	\$68,900	\$166,400	\$68,900	\$94,900	\$588,900	\$68,900	\$73,060	\$65,000	\$223,340	\$1,946,100
ADA compliance (excluding restrooms)				\$88,400	\$23,400	\$19,500	\$23,400	\$65,000	\$19,500	\$113,100	\$348,400	\$700,700
Outdoor Facilities					\$123,500	\$156,000	\$123,500			\$260,000	\$383,500	\$1,046,500
Site Systems Total	\$406,900	\$543,920	\$172,900	\$394,940	\$423,800	\$553,800	\$943,800	\$237,900	\$300,560	\$438,100	\$1,331,720	\$5,748,340
Building Systems												
Roofing		\$262,080	\$1,221,480		\$1,286,064	\$1,058,980	\$41,756		\$1,131,780		\$657,800	\$5,659,940
HVAC		\$172,250	\$476,450	\$77,350	\$113,750	\$450,450	\$692,250		\$78,000	\$677,300	\$702,000	\$3,439,800
Exterior Upgrades		\$191,048	\$170,820		\$1,991,600	\$123,500		\$78,000	\$2,018,640	\$109,200	\$3,999,606	\$8,682,414
Building Systems Total	\$0	\$625,378	\$1,868,750	\$77,350	\$3,391,414	\$1,632,930	\$734,006	\$78,000	\$3,228,420	\$786,500	\$5,359,406	\$17,782,154
Room Systems												
Instructional Spaces Interior Upgrades	\$208,000	\$499,600		\$195,000	\$597,350	\$2,716,180	\$149,500		\$327,600	\$451,360	\$861,900	\$6,006,490
Support Services Interior Upgrades	\$32,500	\$66,950	\$82,940	\$37,700		\$58,500	\$78,000			\$107,250		\$463,840
Restroom Interior Upgrades				\$130,000	\$717,600	\$130,000			\$401,700		\$1,033,500	\$2,412,800
Cafeteria/MPR Interior Upgrades	\$97,500	\$63,700	\$41,600	\$123,500	\$110,500	\$39,000	\$83,850		\$196,300	\$45,500	\$176,800	\$978,250
Library Interior Upgrades				\$45,500			\$20,800			\$54,600		\$120,900
Athletic Interior Spaces Upgrades										\$97,500		\$97,500
Room Systems Total	\$338,000	\$630,250	\$124,540	\$531,700	\$1,425,450	\$2,943,680	\$332,150		\$925,600	\$756,210	\$2,072,200	\$10,079,780
Modernization Projects Total	\$744,900	\$1,799,548	\$2,166,190	\$1,003,990	\$5,240,664	\$5,130,410	\$2,009,956	\$315,900	\$4,454,580	\$1,980,810	\$8,763,326	\$33,610,274
New Facilities Category	Hamilton Elementary	Lee Richmond Elementary	Lincoln Elementary	Martin Luther King Jr. Elementary	Monroe Elementary	Roosevelt Elementary	Simas Elementary	Washington Elementary	Jefferson Academy	John F. Kennedy Junior High	Woodrow Wilson Junior High	Future New Facilities Projects Total
New Classrooms & Portable Replacement					\$2,762,500	\$4,550,000						\$7,312,500
Future New Facilities Projects					\$2,762,500	\$4,550,000						\$7,312,500
Facilities Master Plan Total	\$744,900	\$1,799,548	\$2,166,190	\$1,003,990	\$8,003,164	\$9,680,410	\$2,009,956	\$315,900	\$4,454,580	\$1,980,810	\$8,763,326	\$40,922,774

Details of each category provided in Section 4, Facilities Assessments. Cost estimates are based on 2021 construction rates in the local region and do not take into account inflation. Estimate totals include construction costs and support costs, which include architect fees, engineering, testing, inspection and DSA fees.



PROJECT TIMELINES

During the past 5 years, Hanford Elementary has completed several major modernization and new construction projects that have complimented existing programs and provided continuous safety and improvements to aging systems.

Many of these projects received funding from a local bond measure, developer fees and state matching funds. The projects that have been completed or are underway have requested State funding. As the District is reimbursed for these projects, it will have the resources to begin additional projects to address the needs identified in this study. However, future State funding is subject to the passage of another State school bond.

2018 Projects



New Administration / Library - Jefferson Academy

2019 Projects



New Classroom Building-Lincoln Elem



New Administration / Library-Monroe Elem



New Classroom Building-Martin Luther King Jr. Elem



2020 Projects



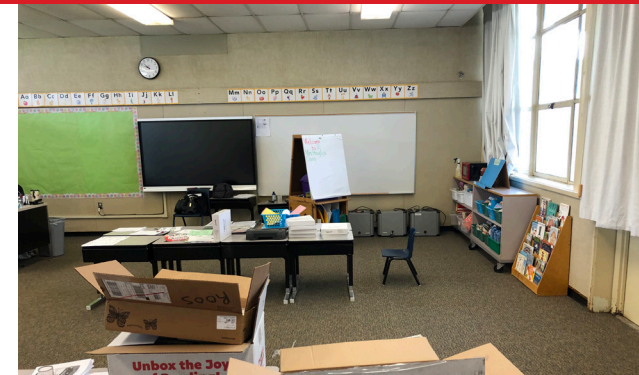
Classroom Modernization-Lincoln Elem

2021 Projects



Classroom Modernization-Lee Richmond Elem

2022 Projects



Classroom Modernization-Roosevelt Elem



Classroom Modernization-Washington Elem

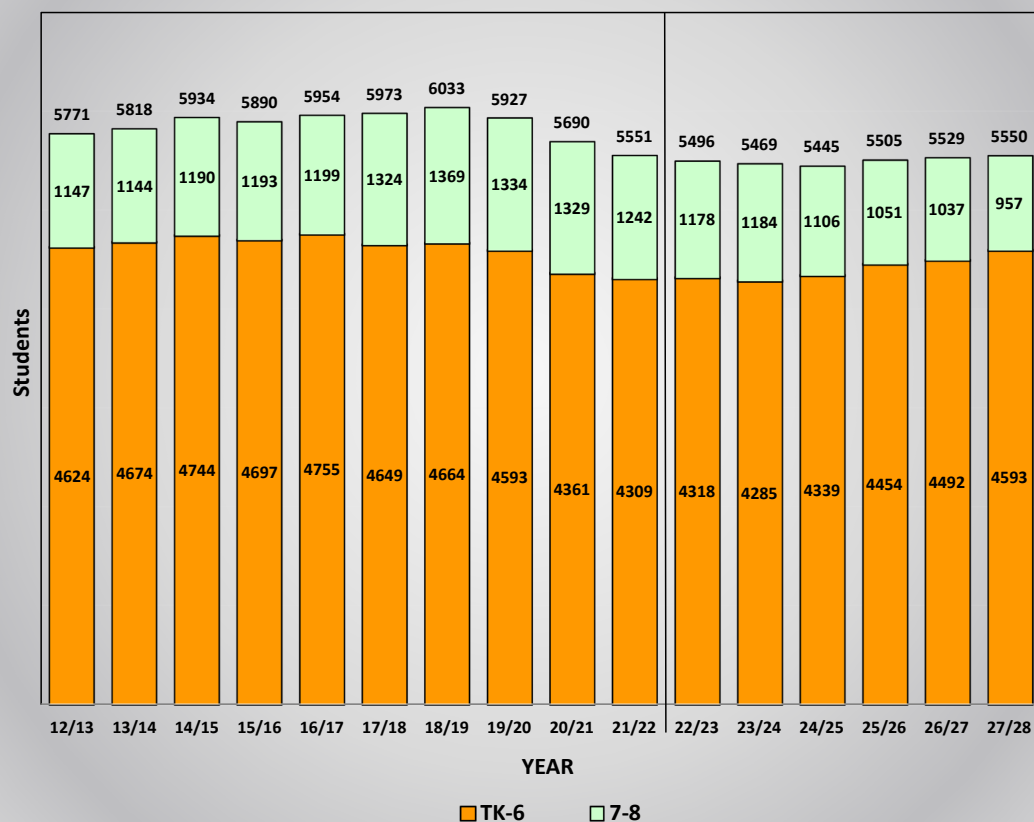




ENROLLMENT PROJECTIONS

Executive Summary

**10 Year Enrollment History &
6 Year Enrollment Projection**



This graph shows a summary of the projections for the entire District. It shows the current enrollment for 2021/22, the historic enrollment for the past nine years, and the projected enrollment for the next six years. The end result is a total of 5,550 students in the District in 2027/28.

The Hanford Elementary School District grew from an enrollment of 5,771 in 2012/13 to a peak enrollment of 6,033 in 2018/19 and has since been declining to the current enrollment of 5,551.

This graph is color coded by grade groupings:

- Orange represents the historic and projected enrollment for the elementary school grades TK-6.
- Green represents the historic and projected enrollment for the junior high school grades 7-8.

The entire District enrollment is shown at the top of each bar.

A close-up, slightly blurred image of a metal filing cabinet. The focus is on a drawer labeled "GRANTS". Above it, a drawer labeled "FUNDING" is visible, and further back, a drawer labeled "PROJECTS" can be seen. The drawers are silver-colored metal. A blue folder is partially visible inside the "GRANTS" drawer.

2 FINANCIAL PLANNING



TYPES OF FUNDING SOURCES

Financial Planning

California school facilities are funded from several funding sources. The State provides financial support for new construction and modernization through the School Facility Program (SFP). Since 1998, California voters have approved five statewide bonds to fund the SFP. The most recent was Proposition 51, approved in November 2016. March of 2020 marked the first time in over 22 years that a statewide school facilities bond was not supported by California voters. As of October 2021, the SFP has more applications submitted than funds available for allocation. Therefore, another statewide school facilities bond will be needed in order to fund those projects.

Local school districts fund much of their share of school construction and modernization projects with revenues generated through local general obligation (G.O.) bonds and developer fees. Funding of California school facilities is often compared to a “three-legged stool,” with state bonds, local G.O. bonds and developer fees funding the largest portion of school facilities projects.

We have included a brief explanation of some of the funding options which may be available to Hanford Elementary. It is important to keep in mind that not all funding options described in this section will be accessible and the district should work closely with its SFP consultant and financial advisor to determine the most viable options. As programs and regulations change, new resources may become available.

A funding profile included at the end of this section illustrates how Hanford Elementary has been able to utilize the major funding sources to pay for facilities projects over the past 20 years. In addition, we provide an analysis of possible future funding that can be generated to address the needs identified in the Facilities Master Plan.

STATE FUNDING OPTIONS

- ☐ Modernization Funding
- ☐ New Construction Funding
- ☐ Facility Hardship

LOCAL FUNDING OPTIONS

- ☐ Developer Fees
- ☐ Certificates of Participation (COP)
- ☐ General obligation bonds (“G.O. Bonds”)

OTHER FUNDING OPTIONS

- ☐ LCAP (Local Control and Accountability Plan)
- ☐ RRMA/RMA
- ☐ QZAB (Qualified Zone Academy Bond)
- ☐ Full Day Kindergarten Grants Program





Section 2

Financial Planning

STATE MODERNIZATION

MODERNIZATION (60% STATE FUNDING)

- ☐ Maintain/Upgrade Existing Buildings
- ☐ Standard State Share = 60% of eligible project amount
- ☐ Eligibility generated by buildings 25 years old or portables 20 years old
- ☐ Can be based on capacity of facilities or square footage/classroom ratio
- ☐ Eligibility may increase when enrollment increases
- ☐ Enrollment is used to determine maximum eligibility

MODERNIZATION PROJECTS

- ☐ Form SAB 50-03 used to determine eligibility for each site
- ☐ Can be updated as enrollment increases or buildings age
- ☐ Form SAB 50-04 used to file project application funding request

WHAT DOES THE PROGRAM FUND?

- ☐ Modernization grants are limited to expenditures on the site that generated the eligibility
- ☐ Replaces portables with permanent classrooms
- ☐ New building area required by the Americans with Disabilities Act (ADA) or by the DSA (Division of State Architect) handicapped access requirements
- ☐ Replacement, repair or additions to existing site development
- ☐ Site development items required by the ADA or by the DSA handicapped access requirements
- ☐ Furniture and equipment that lasts more than one year is repaired, rather than replaced, at the cost of tagging and inventory, is a small percentage of the cost.
- ☐ The modernization grant can be used to fund a large variety of work at an eligible school as pursuant to EC Section 17074.25.
- ☐ Air conditioning, insulation, roof replacement, as well as the purchase of new furniture and equipment are just a few of the eligible expenditures of modernization grants.
- ☐ Projects can include any of the buildings on the site, not just those eligible.
- ☐ Funds can be used to replace buildings, but not increase square footage (except as required for ADA purposes)
- ☐ Upgrading classrooms to 21st Century Learning Environments



STATE HARDSHIP

Financial Planning

FINANCIAL HARDSHIP (UP TO 100% STATE FUNDING)

- ☐ Can provide more State funding than standard projects
- ☐ Limits amount to be spent on projects
- ☐ Less local funds required
- ☐ Only approved eligible projects can be funded.
- ☐ Each hardship approval lasts six months.
- ☐ Ability to get funding up front to design the eligible projects

PREREQUISITES FOR FINANCIAL HARDSHIP

- ☐ Eligibility in the State Building Program
- ☐ Collecting maximum developer fee
- ☐ Not enough money to match State funds
- ☐ One of the following:
 - Local bonding capacity less than \$5 million
 - Over 60% of bonded indebtedness in capital facilities debt
 - Passed a Prop 39 bond in last two years

FACILITY HARDSHIP (50-60% STATE FUNDING)

- ☐ The FMP does not anticipate the use of the facility hardship program at this time
- ☐ The program provides funding for the minimum work necessary to mitigate the health and safety threat.
- ☐ In order for a project to be eligible, one of the following two conditions must exist:
 - ☐ Facilities must be in need of repair or replacement due to a health and safety threat.
 - ☐ Facilities were lost or destroyed due to fire, flood, earthquake or other disaster.
- ☐ The District must provide a report from an industry specialist, with governmental concurrence, to identify the health and safety threat and the minimum work required to mitigate the threat.

FACILITY HARDSHIP PROJECTS

- ☐ Used to repair or replace existing buildings and schools due to health and safety concerns
- ☐ Mainly used for projects when modernization eligibility is not available
- ☐ These projects are given funding priority over standard projects.
- ☐ The District can also request Financial Hardship funds for a Facility Hardship project.



Section 2

Financial Planning

STATE NEW CONSTRUCTION

NEW CONSTRUCTION (50% STATE FUNDING)

- ☐ Standard State Share = 50% of eligible project amount
- ☐ Grants are to be used to build classrooms.
- ☐ Can be used to replace portables (Limited to the number of portables excluded in original baseline calculations)
- ☐ Extra State funding is available for small projects with less than 200 grants (< \$5,000,000) and small school districts with less than 2,500 students.
- ☐ OPSC forms are used to compare 5-year or 10-year projected enrollment to the facility classroom capacity.
- ☐ Any unhoused students generate grants to be used for projects.
- ☐ Eligibility should be calculated each school year when the CBEDS/CALPADS data is available.
- ☐ Small school district's eligibility lasts for three years.

NEW CONSTRUCTION PROJECTS

- ☐ Form SAB 50-01 used to determine enrollment projections.
- ☐ Form SAB 50-02 used to determine baseline capacity – only filed once.
- ☐ Form SAB 50-04 used to file project application funding request.

WHAT DOES THE PROGRAM FUND?

Costs Associated With Housing New Pupils [EC Section 17072.35]

includes the following, but not limited to:

- Classrooms
- Subsidiary Facilities
- Outdoor Facilities
- Design
- Engineering
- Testing
- Inspection
- Plan Checking
- Construction Management
- Site Acquisition & Development
- Hazardous Wastes Costs



DEVELOPER FEES

Financial Planning

- ☐ A common source of funding to pay for local facility needs.
- ☐ Most districts collect Level 1 Developer Fees.
- ☐ Some districts qualify for a higher Level 2 fee which is determined individually for each district to fund 50% of the needed new facilities due to the impact of development.

WHO SHOULD COLLECT DEVELOPER FEES?

- ☐ A growing district
- ☐ A district with facility needs
- ☐ A district in which new development is occurring
- ☐ A district in the State Building Program
- ☐ A district considering Financial Hardship
- ☐ A district eligible to collect the fees

CURRENT LEVEL 1 AMOUNTS

- ☐ Residential = \$4.08 per square foot
- ☐ Commercial/Industrial = \$0.66 per square foot
- ☐ Updated every two years by the SAB – The last increase was in January 2020.
- ☐ Justified based on 100% of the cost to provide school facilities for students
- ☐ Utilizes State standards for capacities and construction costs

USE OF LEVEL 1 DEVELOPER FEES

- New school projects
- School additions (classrooms and support facilities)
- School sites
- Modernization projects
- Technology & infrastructure expansion projects
- Projects also include site development, architect fees, furniture and equipment, etc.
- Leased or purchased portables
- Developer Fee Studies
- Other impacts due to growth caused by new development
- Up to 3% for administration costs to collect fees

LEVEL 2 FEE REQUIREMENTS

- Residential = \$4.60 per square foot
- Satisfy 2 of the 4 following tests:
 - At least 30% of K-6 enrollment on Multi Track Year Round Schedule
 - Receive at least a 50% yes vote on a G.O. Bond in the past four years
 - Capital facility debt equal to at least 15% of the current bonding capacity
 - At least 20% of the district classrooms are portables

USE OF LEVEL 2 DEVELOPER FEES

- New schools and sites
- Additions to existing schools to increase capacity
- Acquisition of Portables



Section 2

Financial Planning

GENERAL OBLIGATION BOND

General Obligation Bonds (G.O. Bonds) are voter-approved, long-term debt instruments, which are secured by the legal obligation to levy and collect ad valorem property taxes sufficient to pay annual debt service on the G.O. Bonds. Historically, a voter approval of more than two-thirds was required, but in 2000, Proposition 39 lowered the voter approval to more than 55%.

The amount of G.O. Bonds that can be outstanding at any given time cannot exceed 2.5% of the assessed valuation for a unified school district or 1.25% for either an elementary or high school district. The maximum term for G.O. Bonds is generally 25 years, although 40 years is possible if issued pursuant to the California Government Code. The proceeds of the G.O. Bonds may be spent on school facilities such as the purchase of land and construction of buildings and Proposition 39-approved debt allows the furnishing and equipping of school facilities.

Debt authorized under Proposition 39 has tax rate limitations. For unified school districts, the projected annual tax rate for any single bond measure cannot exceed \$60 per \$100,000 of assessed valuation. For other districts, the limitation is \$30 per \$100,000.

Bonds issued under Proposition 39 require school districts to establish a Citizen's Oversight Committee to conduct annual independent performance and financial audits.

Because G.O. Bonds are secured by the taxing power of the school district, they are considered to pose minimal risk to investors and therefore provide the lowest borrowing cost to the district of any financing vehicle available.

The boundaries for the General Obligation Bond Election are identical to the district boundaries. All registered voters residing within the district boundaries are eligible to vote on the bond measure.

ADVANTAGES OF G.O. BONDS ARE:

- Generate additional revenue to pay debt service
- Lower interest rates and cost of issuance
- No need for a funded reserve fund
- Flexibility in structure of issue and type of sale.



CERTIFICATES OF PARTICIPATION

Financial Planning

Certificates of Participation (COPs) are a form of lease financing which allows a school district, as lessee of the financed property, to repay its debt in the form of periodic lease payments. COPs enable school districts to finance capital assets over a multi-year period without voter approval, providing an important alternative to General Obligation Bond debt.

In fact, the most important thing about lease financing is that a school district can almost always count on it as being legally available to finance nearly any project, subject to minimum procedural requirements, provided only that the school district can afford the lease payments out of available monies in its general fund.

The school district, as lessee, leases the property it is acquiring from a lease-party lessor, usually a non-profit corporation or Joint Powers Agency (JPA). The lease payments made by the school district to the lessor are assigned to the lender (the COP owners) to repay the debt. Each COP owner is entitled to a proportionate amount of the lease payments made by the school district under the lease; the COPs represent this entitlement. In a COP financing, a portion of each lease payment is designated as interest and, consequently, the owners of the COPs may receive tax-exempt interest payments. COPs are sold to investors much as bonds are; the proceeds of the sale of the COPs provide the money used to acquire and construct the school district project.

THE ADVANTAGES OF COPs ARE:

- No voter approval is required
- Significant flexibility because of lack of procedural and other restrictions
- Can be accomplished in relatively short time
- Can finance virtually any real or personal property

**Section 2****Financial Planning****OTHER FUNDING OPTIONS****RRMA/RMA (Routine Restricted Maintenance Account/Routine Maintenance Account)**

From the Office of Public School Construction (OPSC) and California Department of Education (CDE), EC Section 17070.75 requires school districts that participate in the School Facility Program (SFP) to make all necessary repairs, renewals, and replacements to ensure that a project is at all times maintained in good repair, working order, and condition. This is accomplished by the establishment of a restricted account within the District's general fund for the exclusive purpose of providing moneys for ongoing and major maintenance of school buildings. EC Section 17070.75 requires a district to deposit a specified amount in each fiscal year, for 20 years, when SFP funds are received.

For districts receiving Proposition 51 funding, a district receiving SFP funds during the 2017/2018 fiscal year must make a deposit equal to 3% of their general fund in the 2018/2019 fiscal year. For districts receiving SFP funding in 2018/2019 and beyond, the district must make the required deposit in same fiscal year in which funds are received. Therefore, school districts receiving SFP funds in 2018/2019 must make a deposit in 2018/2019.

For districts receiving Proposition 1A, 47, 55, and 1D funding, school districts may be eligible to deposit an alternative amount, as provided in statute."

Small school districts with less than 1,200 students are exempt.

LCAP (Local Control and Accountability Plan)

While not a common source of revenue for facilities projects, the District may decide to set aside a certain amount of general fund money when developing the LCAP (Local Control and Accountability Plan) to accommodate for certain facilities maintenance projects.

QZAB (Qualified Zone Academy Bond) - Federal Funding

The funds awarded in this program, when available, are similar to COP's as they are a loan from the Federal Government that typically have very low interest rates.



FUTURE STATE PROGRAM

Financial Planning

The State School Facility Program currently (as of July 2021) has more applications submitted than funds available for allocation. The State attempted to pass a school bond in March of 2020 which was titled Prop 13. This bond attempt was unsuccessful and therefore, another attempt will be needed in order to provide additional funds for the program.

We anticipate that a State School Facilities bond will be on the ballot in 2022. If it is similar to some of the language contained in the previous attempt, then we would anticipate there would be several adjustments to the program. Based on this assumption, Hanford Elementary will need to update its Facilities Program funding model in a few years when the new system is deployed. The main focus of the changes are to better balance the available funds to those with the most needs. One of the components was to provide additional funds for lower wealth districts. These adjustments could result in additional State funding opportunities for Hanford Elementary.

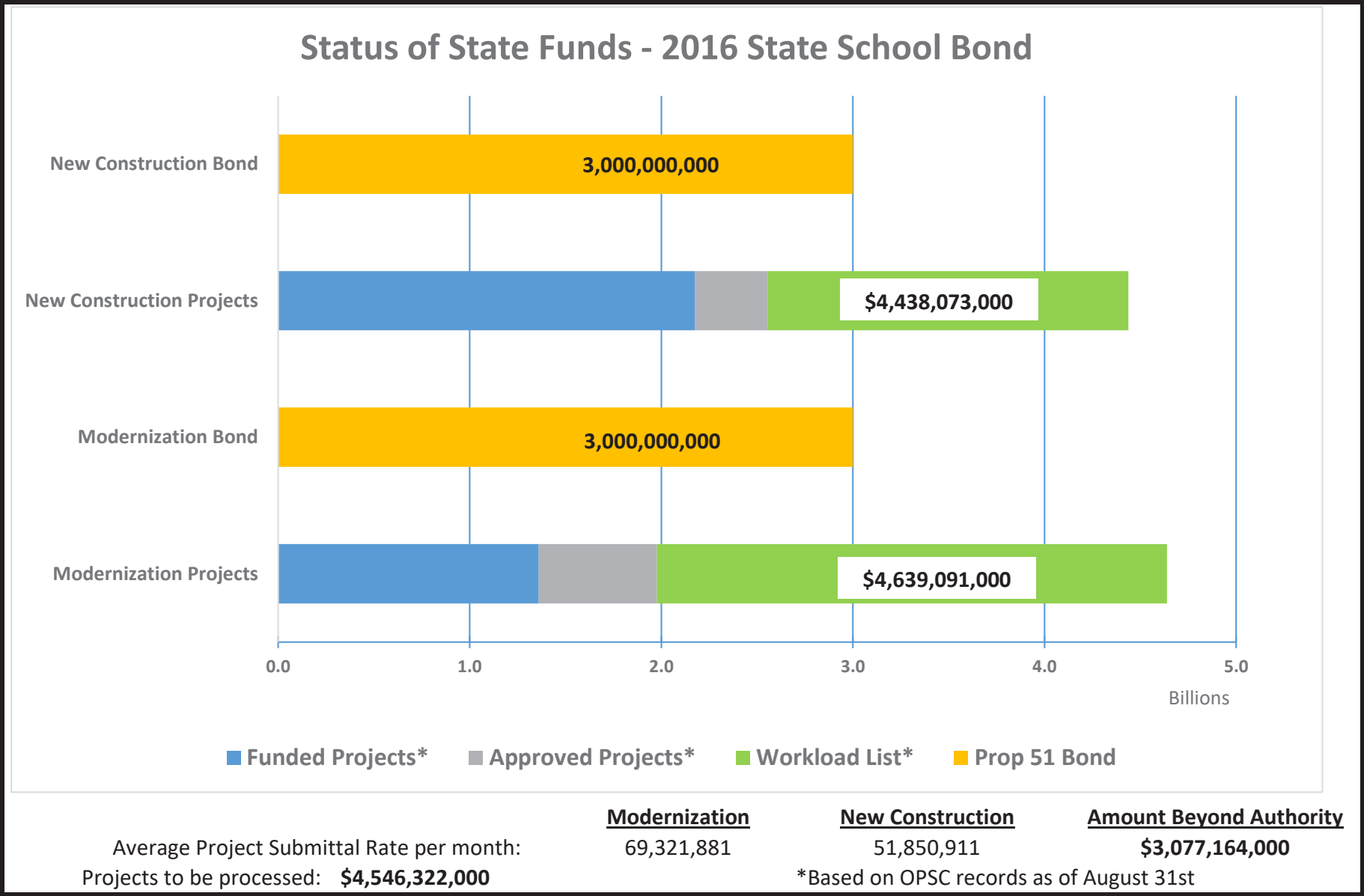
In the interim, the State School Facility Program is still providing funding for the projects on the workload list. It is the projects on the acknowledged list and those not yet submitted to OPSC that will be waiting for the next State school bond.

The other significant challenge with State funding is the time line. The projects currently being funded were submitted to OPSC on average around 3 ½ years ago. This is a significant delay compared to the average of 6 months from submittal to funding that the program has historically averaged when bond funds were available.

The new construction program currently has one additional hurdle. Previously the program determined the eligibility for a project when it was submitted to OPSC. The current process is to determine the eligibility when a project is processed which can be several years after submittal.

These challenges may be addressed in the language for the next State bond attempt. In the meantime, it is recommended that the District submit its applications for funding as soon as plans are developed for each project in order to get in line as soon as possible. This also helps illustrate the need for future school facilities bonds.

The chart on the following page illustrates the status of the State bond funds authorized under Prop 51 which included \$3 billion for new construction and \$3 billion for modernization projects. The nearly \$2.8 billion amount shown beyond the available authority will not be funded until the next State school bond is passed. As of this time, there is more need for modernization funds than there is for new construction.





FULL DAY KINDERGARTEN GRANTS PROGRAM

Financial Planning

This program is being updated to include TK and preschool classrooms. A school district that serves TK or kindergarten students that intends to operate on a full day schedule and needs additional classroom space can apply for funding under this program. \$490 million has been allocated for this program.

ELIGIBILITY DETERMINATION

Eligibility is calculated for each site individually. First, determine the TK or kindergarten enrollment based on the current year and three previous years. Compare the enrollment to the capacity of TK and kindergarten classrooms. The capacity is determined using a loading factor of 25 for each classroom on the site that was designed for use as a kindergarten classroom. For each 25 unhoused students, or portion thereof, the school qualifies for one additional TK/kindergarten classroom. CDE (California Department of Education) will review the site to determine if the school needs new classrooms or if existing space is available and can be converted to Title 5 compliant rooms.

FUNDING ESTIMATE

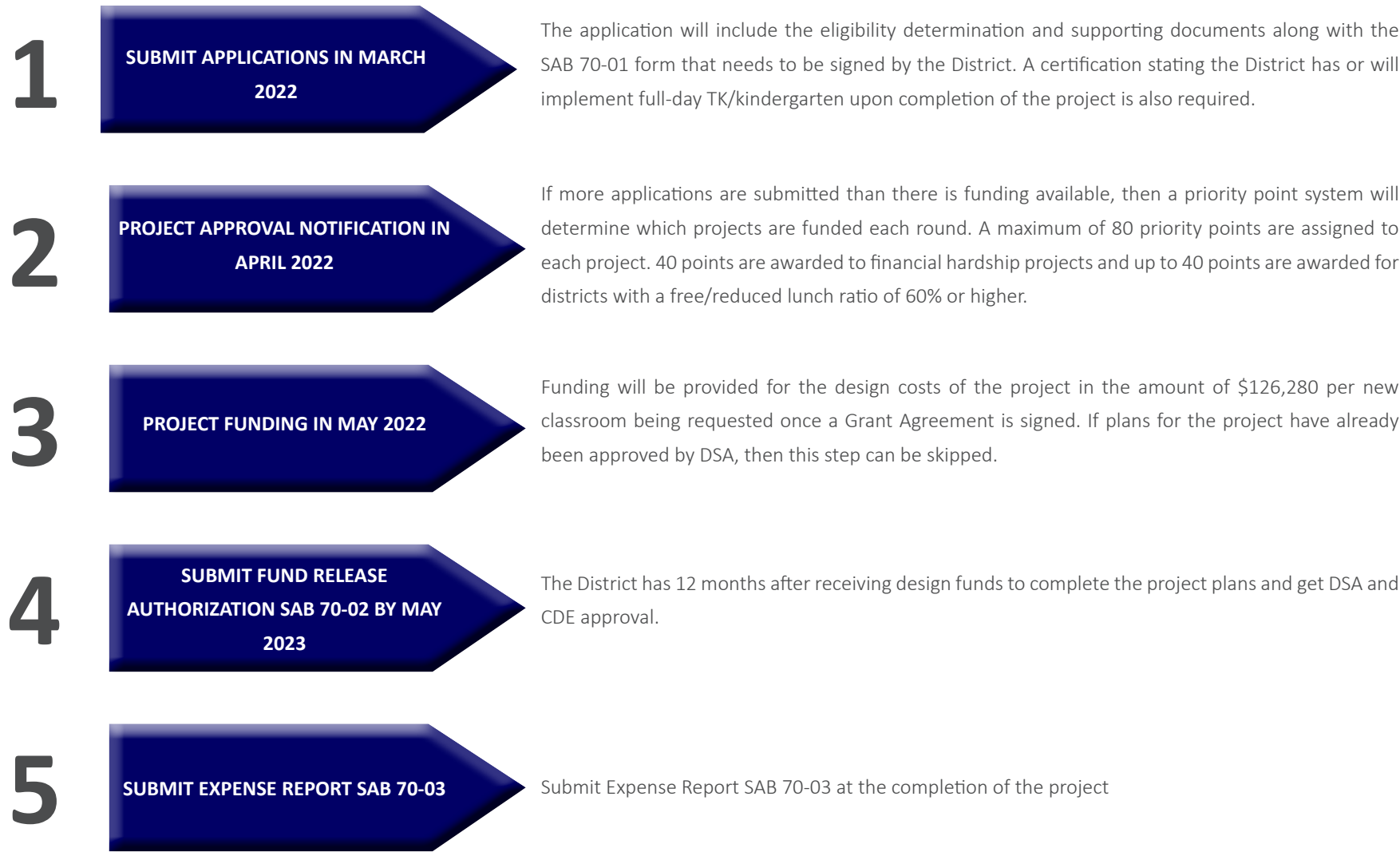
For each new TK or kindergarten classroom built under this program, the District will be funded approximately \$867,000 if eligible for 100% funding. Projects may also qualify for 50% or 75% funding depending on the details of the district.

The District may also request to retrofit existing buildings to create the additional kindergarten classrooms. In this case, the estimate funding is \$166,000 per classroom assuming 100% funding under financial hardship. The District would receive 60% funding if they are not financial hardship.

OTHER PROGRAM NOTES

- This program requires the District to build new classrooms that meet the current kindergarten design criteria as approved by CDE. Each PS, TK or kindergarten classroom funded by this program must be at least 1,350 square feet.
- Each new classroom funded does not impact the capacity in the SFP program.
- New classrooms cannot be occupied before the application is submitted.
- The first funding round will be held in March 2022 (\$225 million) and a second round in March 2023 (\$252 million).
- This program cannot be used to build portable classrooms but it may be used to build permanent modular classrooms.
- If a school site does not currently house kindergarten students, it is not eligible to participate in this program.
- Financial hardship projects funded by this program are not penalized if the project runs over budget.

PROCESS OVERVIEW & ANTICIPATED TIMELINE - BEGINNING MARCH 2022





MODERNIZATION ELIGIBILITY ANALYSIS

Financial Planning

Hanford Elementary Modernization Eligibility Analysis

<u>State Match (60%)</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
Hamilton Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lee Richmond Elementary	\$193,297	\$193,297	\$193,297	\$335,427	\$335,427	\$335,427	\$335,427	\$694,373
Lincoln Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Martin Luther King Jr. Elementary	\$2,554,120	\$2,554,120	\$2,554,120	\$2,554,120	\$2,554,120	\$2,554,120	\$2,554,120	\$3,064,944
Monroe Elementary	\$1,430,307	\$1,430,307	\$1,430,307	\$3,320,356	\$3,320,356	\$3,320,356	\$3,938,453	\$3,938,453
Roosevelt Elementary	\$0	\$0	\$0	\$1,404,766	\$1,404,766	\$1,404,766	\$1,404,766	\$1,404,766
Simas Elementary	\$0	\$0	\$0	\$2,615,419	\$2,615,419	\$2,615,419	\$2,615,419	\$2,615,419
Washington Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
John F Kennedy Jr. Junior High	\$3,187,588	\$3,187,588	\$3,187,588	\$3,187,588	\$3,187,588	\$3,187,588	\$3,187,588	\$3,187,588
Woodrow Wilson Junior High	\$486,304	\$3,290,066	\$3,290,066	\$3,290,066	\$3,290,066	\$3,290,066	\$3,290,066	\$3,290,066
Jefferson Academy	\$1,967,434	\$1,967,434	\$1,967,434	\$2,478,258	\$2,478,258	\$2,478,258	\$2,478,258	\$2,641,722
Totals	\$9,819,050	\$12,622,812	\$12,622,812	\$19,186,000	\$19,186,000	\$19,186,000	\$19,804,097	\$20,837,331

<u>Local Match (40%)</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
Hamilton Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lee Richmond Elementary	\$128,864	\$128,864	\$128,864	\$223,618	\$223,618	\$223,618	\$223,618	\$462,915
Lincoln Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Martin Luther King Jr. Elementary	\$1,702,747	\$1,702,747	\$1,702,747	\$1,702,747	\$1,702,747	\$1,702,747	\$1,702,747	\$2,043,296
Monroe Elementary	\$953,538	\$953,538	\$953,538	\$2,213,571	\$2,213,571	\$2,213,571	\$2,625,635	\$2,625,635
Roosevelt Elementary	\$0	\$0	\$0	\$936,511	\$936,511	\$936,511	\$936,511	\$936,511
Simas Elementary	\$0	\$0	\$0	\$1,743,613	\$1,743,613	\$1,743,613	\$1,743,613	\$1,743,613
Washington Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
John F Kennedy Jr. Junior High	\$2,125,059	\$2,125,059	\$2,125,059	\$2,125,059	\$2,125,059	\$2,125,059	\$2,125,059	\$2,125,059
Woodrow Wilson Junior High	\$324,203	\$2,193,377	\$2,193,377	\$2,193,377	\$2,193,377	\$2,193,377	\$2,193,377	\$2,193,377
Jefferson Academy	\$1,311,623	\$1,311,623	\$1,311,623	\$1,652,172	\$1,652,172	\$1,652,172	\$1,652,172	\$1,761,148
Totals	\$6,546,033	\$8,415,208	\$8,415,208	\$12,790,666	\$12,790,666	\$12,790,666	\$13,202,731	\$13,891,554

<u>Project Totals</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
Hamilton Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lee Richmond Elementary	\$322,161	\$322,161	\$322,161	\$559,044	\$559,044	\$559,044	\$559,044	\$1,157,288
Lincoln Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Martin Luther King Jr. Elementary	\$4,256,867	\$4,256,867	\$4,256,867	\$4,256,867	\$4,256,867	\$4,256,867	\$4,256,867	\$5,108,240
Monroe Elementary	\$2,383,845	\$2,383,845	\$2,383,845	\$5,533,927	\$5,533,927	\$5,533,927	\$6,564,088	\$6,564,088
Roosevelt Elementary	\$0	\$0	\$0	\$2,341,277	\$2,341,277	\$2,341,277	\$2,341,277	\$2,341,277
Simas Elementary	\$0	\$0	\$0	\$4,359,032	\$4,359,032	\$4,359,032	\$4,359,032	\$4,359,032
Washington Elementary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
John F Kennedy Jr. Junior High	\$5,312,647	\$5,312,647	\$5,312,647	\$5,312,647	\$5,312,647	\$5,312,647	\$5,312,647	\$5,312,647
Woodrow Wilson Junior High	\$810,507	\$5,483,443	\$5,483,443	\$5,483,443	\$5,483,443	\$5,483,443	\$5,483,443	\$5,483,443
Jefferson Academy	\$3,279,057	\$3,279,057	\$3,279,057	\$4,130,430	\$4,130,430	\$4,130,430	\$4,130,430	\$4,402,870
Totals	\$16,365,083	\$21,038,019	\$21,038,019	\$31,976,666	\$31,976,666	\$31,976,666	\$33,006,828	\$34,728,885

Based on preliminary estimates, the District may be eligible for **\$34,728,885** in State modernization costs over the next seven (7) years.

Under the current State School Facility Program, the State share is 60% of the eligible project amount. The District would need to come up with a local share amount (40%) of approximately **\$13,891,554** to request State funding.

The District should also consult with its facilities planning and eligibility specialist to verify any potential State new construction eligibility possibilities.

It is recommended that Hanford Elementary School District work closely with its team of facility planners, financial advisors and architects to develop a long-range sequencing plan to maximize the amount of eligible funding from the State in concurrence with local bond funds.



Section 2

Financial Planning

FACILITIES FUNDING PROFILE

This chart provides an overview of the major funding revenues since 1999 and illustrates the importance of using the School Facility Program in conjunction with successful local general obligation (G.O.) bond measures. Since 1999 the District has received **\$18,787,587** from the State of California through the modernization and new construction programs. This accounts for **44%** of major funding towards facilities projects since 1999.

Measure U was approved by local voters in 2016 for **\$24,000,000** and has accounted for roughly **56%** of the funding towards facilities projects since 1999 and has significantly enhanced the Districts ability to modernize and maintain existing facilities and fund new construction projects.

A new construction application at Lincoln Elementary and modernization applications at Lincoln Elementary, Washington Elementary, Lee Richmond Elementary, and Roosevelt Elementary are currently on the State acknowledged list for **\$9,539,373**. Since funding from proposition 51 is beyond authority, these project will be funded once a new State school facilities bond is passed.

It is anticipated that a new State bond will go to the voters in November of 2022. In addition, future State modernization eligibility of **\$20,837,331** would also depend on the passage of a new State bond.

Historic Funding Resources 1999-2022

Date	Site	Project Number	Description	State Funds	Local Bond	Total Funds
6/18/1999	Simas Elem	#50/01	New Construction	\$3,716,658		
6/18/1999	Roosevelt Elem	#57/01	Modernization	\$540,495		
6/18/1999	Monroe Elem	#57/02	Modernization	\$764,452		
6/18/1999	Lee Richmond Elem	#57/03	Modernization	\$45,300		
6/18/1999	Jefferson	#57/04	Modernization	\$223,970		
12/24/2002	Lincoln Elem	#57/05	Modernization	\$71,041		
7/31/2003	Lee Richmond Elem	#57/06	Modernization	\$217,401		
6/23/2005	Hamilton Elem	#50/02	New Construction	\$10,410,108		
11/1/2016			Local Bond Measure		\$24,000,000	
6/1/2022	Martin Luther King Jr	Workload List	New Construction	\$2,798,162		
Total				\$18,787,587	\$24,000,000	\$42,787,587

Future Funding Resources

Date	Site	Project Number	Description	Future State Funds	Future Local Bond	Total
6/1/2023	Lincoln	Acknowledged List	New Construction	\$1,641,316		
6/1/2023	Lincoln	Acknowledged List	Modernization	\$2,683,314		
6/1/2023	Washington	Acknowledged List	Modernization	\$2,476,072		
11/1/2023	Lee Richmond	Acknowledged List	Modernization	\$1,533,537		
11/1/2023	Roosevelt	Acknowledged List	Modernization	\$1,205,134		
	Lee Richmond		Future Modernization	\$694,373		
	Martin Luther King Jr		Future Modernization	\$3,064,944		
	Monroe		Future Modernization	\$3,938,453		
	Roosevelt		Future Modernization	\$1,404,766		
	Simas		Future Modernization	\$2,615,419		
	John F Kennedy		Future Modernization	\$3,187,588		
	Woodrow Wilson		Future Modernization	\$3,290,066		
	Jefferson Academy		Future Modernization	\$2,641,722		
Future Funding Total				\$30,376,704	\$0	\$30,376,704

Total Needs Identified in Facilities Master Plan \$40,922,774

Future Additional Funding Revenue Needed -\$10,546,070

The Facilities Master Plan has identified **\$40,922,774** in needs and **\$30,376,704** in future funding. This leaves a deficit of **\$10,546,070** in unfunded projects at current 2021 construction rates. Additional State and local funding resources will be needed.

Additional smaller revenue may come from such resources such as Developer Fees or a Routine Restricted Maintenance Account (RRMA) but these are generally far less than the State building program and local bond measures.



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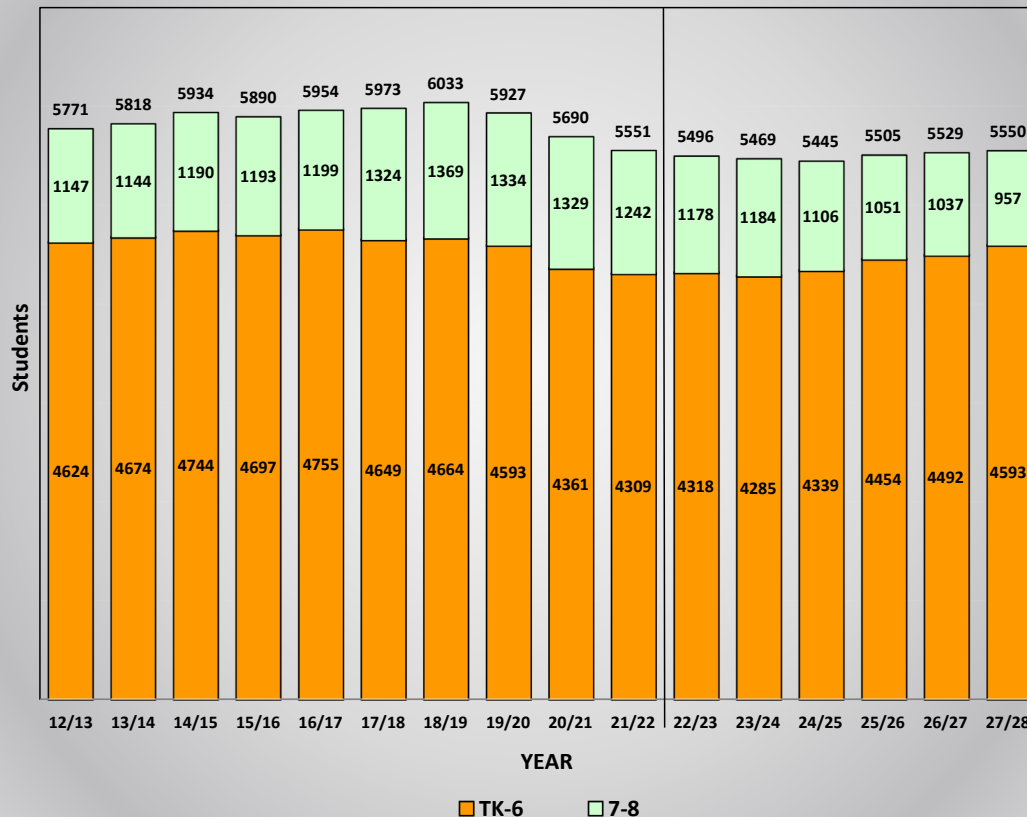
3 DEMOGRAPHICS & PROJECTIONS



HISTORIC ENROLLMENT & 6 YEAR PROJECTION

Demographics & Projections

**10 Year Enrollment History &
6 Year Enrollment Projection**



Hanford Elementary School District consists of eight elementary schools, two junior high schools, one community day school, and one charter academy. Hanford Elementary School District has experienced a decline in enrollment over the past ten years from 5,771 students during the 2012/13 school year to a peak enrollment of 6,033 in 2018/19 and has since been declining to a current enrollment of 5,551 students.

Hanford Elementary School District is projected to decline in enrollment by 0.99% (or 55 students) for the 2022/23 school year. The expanding TK program is projected to have an impact of 92 new TK students next year. The District is projected to decline for the next three years and then grow back to around the current enrollment over the following three years, with a projected 5,550 students in the 2027/28 school year. This is an overall loss of 1 student, which is a decrease of 0.02%. The expanding TK program is projected to have an impact of 389 new TK students over the next six years.

Future impacts from new housing development is predicated upon information provided by local municipalities on the development of 537 housing units over the next six years. If the building rates increase or decrease, then the timeline shown in this Study will need to be modified accordingly. These projected new developments in the District's boundary are expected to generate 27 students next year, or a total of 202 students in the next six years.

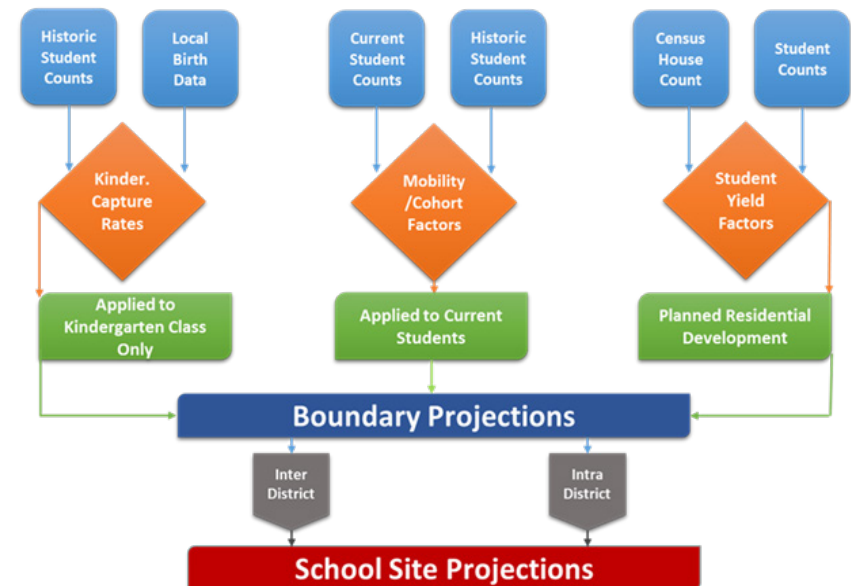


Section 3

Demographics & Projections

PROJECTION METHODOLOGY

- Birth rates are used to project future kindergarten enrollment. It is assumed if the births indicate there was an increase of 4% one year, then there will be a corresponding 4% increase in the kindergarten class five (5) years later.
- New housing development rates and yield factors are compared to the historical impact of development, and if the future projections exceed the historical values, the projections are augmented accordingly.
- Inter-District student counts are not included in the base geographic trend analysis since these students reside outside of the District. Therefore, the current number of students-per-school and students-per-grade are added to the base projections.
- Intra-District students are those who transfer from one school to another. The number of students transferring into and out of each school are calculated and used to determine the difference between the projections for students living in each attendance area versus those that are projected to attend the school.
- The projections for special education students and alternative programs are created by assuming those programs typically serve a percentage of the total District population. Therefore, as the District grows or declines, the enrollment in those programs would increase or decrease accordingly.
- The number of students living in the boundary are used to generate the cohort factors. The weighted average of the three (3) years was determined with the current year weighted 50%, the prior year 33.3% and the last year 16.7%. This gives the current trends more value in determining the projections. Those cohorts are then used to determine the students who will be residing in each attendance area for the following years.

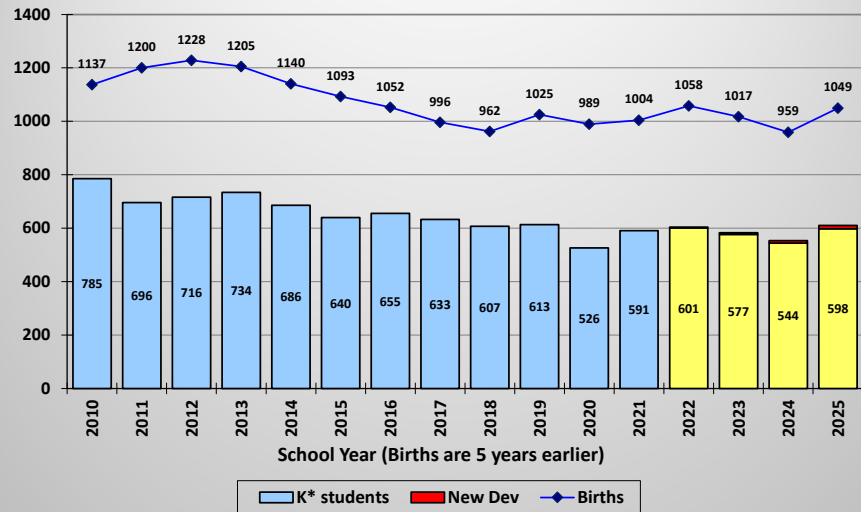




BIRTH RATES

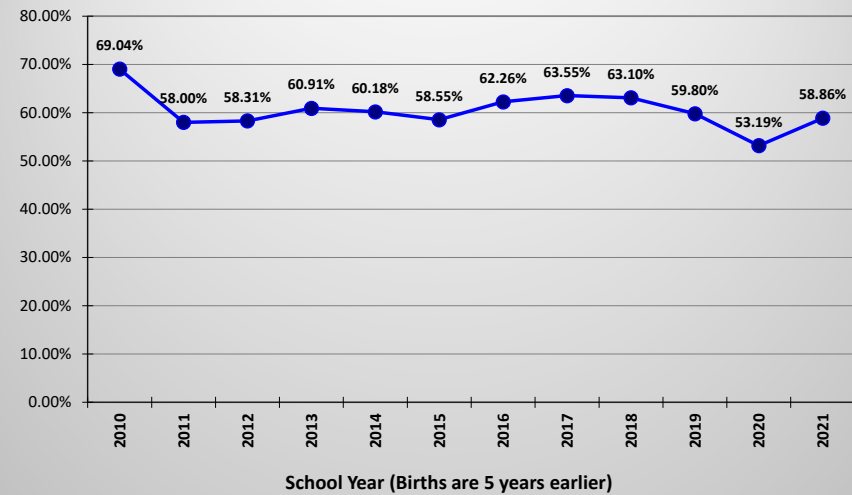
Demographics & Projections

Kindergarten Projections based on Births



The above figure illustrates the correlation between births in the District area and the number of kindergarten students attending Hanford Elementary schools five years later. The number of births between 2005 and 2016 has averaged about 1,086 per year. The recent birth rates over the past four years (2017 to 2020), which will generate the kindergarten classes for the next four years (2022 to 2025), have been between 959 and 1,058. We have assumed that the current kindergarten capture rate of 58.86% will be maintained in the future.

Kindergarten Enrollment to Birth Ratio

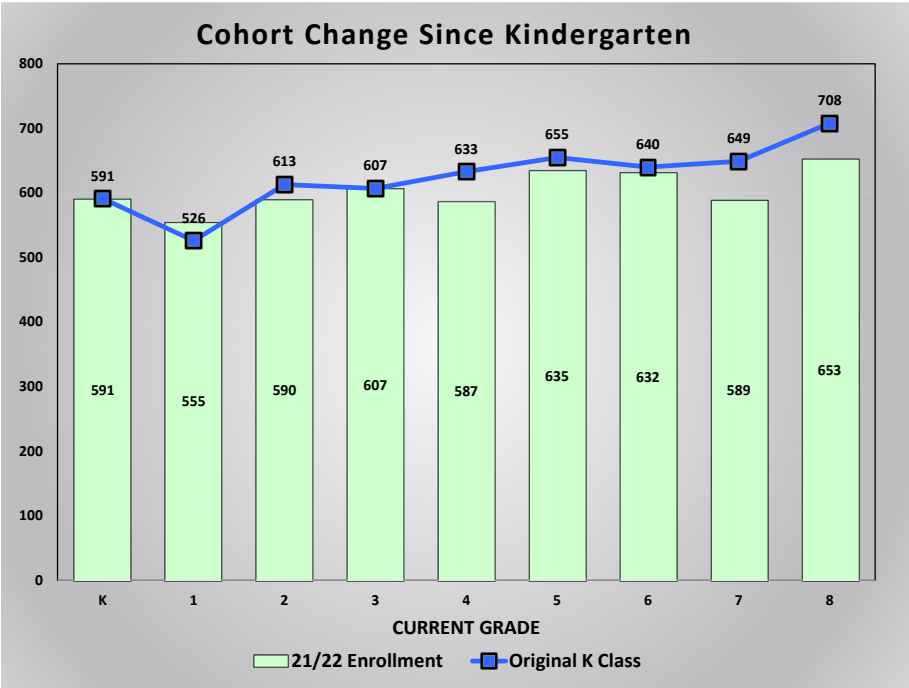


This figure shows the kindergarten capture rates for the past 12 years. Since the birth data is derived from zip code areas, which do not exactly match with the District boundaries, the capture rate also accounts for differences in the coverage areas. Low capture rates are common when a district serves only a portion of a large zip code area. A large capture rate is possible when families move into the area after the children were born, but before they arrived for kindergarten. Overall, the District has had a stable capture rate with a 12 year average of 60.48%.

Section 3

Demographics & Projections

COHORT ANALYSIS



This chart compares the original kindergarten class size to the current enrollment for each grade. For example, the current 6th grade class has 632 students and six years ago the kindergarten class had 640 students. Overall the class sizes have decreased since kindergarten.

Hanford Elementary School District Enrollment Projection Summary by Grade										
Grade	Historic Enrollment			Current Enrollment	Projected Enrollment					
	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
TK	114	118	101	112	204	268	373	498	499	501
K	607	613	526	591	604	583	553	610	615	620
1	623	634	597	555	610	623	604	573	632	637
2	669	604	625	590	535	590	604	584	555	613
3	646	662	584	607	578	522	578	592	574	545
4	638	652	653	587	598	568	513	570	585	568
5	684	631	651	635	568	579	549	493	553	569
6	683	679	624	632	621	552	565	534	479	540
7	650	686	663	589	607	595	529	541	513	461
8	719	648	666	653	571	589	577	510	524	496
Total TK-6	4,664	4,593	4,361	4,309	4,318	4,285	4,339	4,454	4,492	4,593
Total 7-8	1,369	1,334	1,329	1,242	1,178	1,184	1,106	1,051	1,037	957
District Totals	6,033	5,927	5,690	5,551	5,496	5,469	5,445	5,505	5,529	5,550

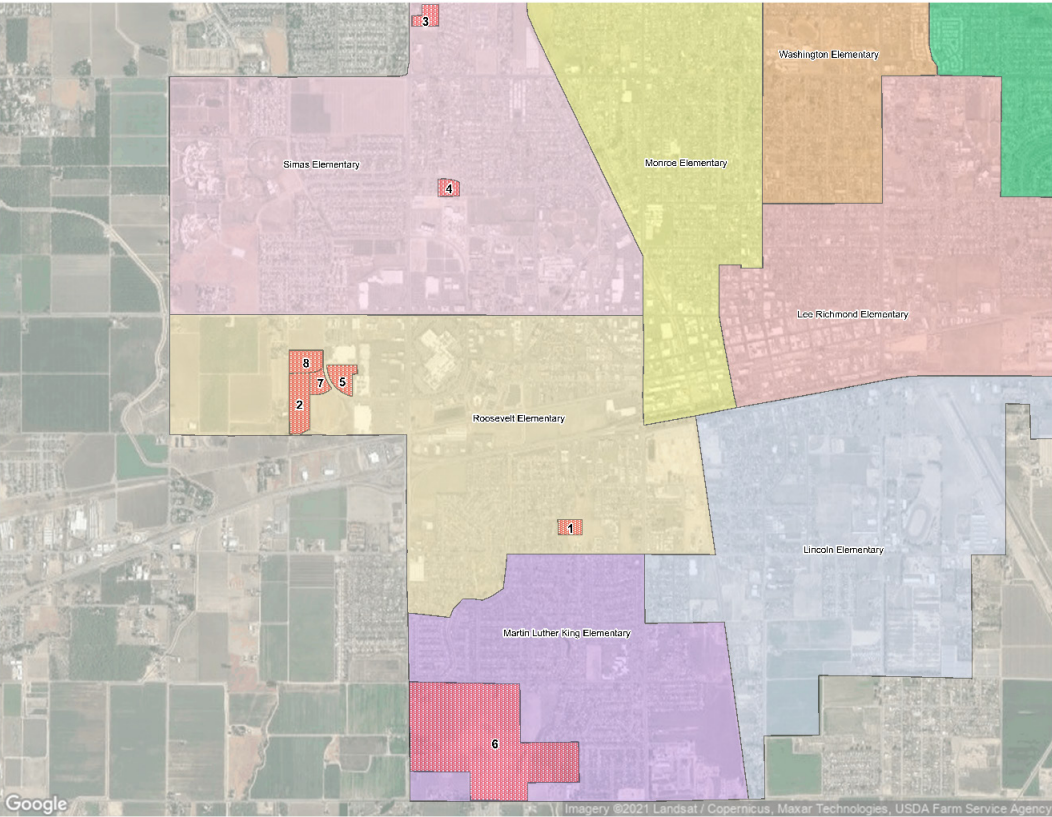
This chart shows the enrollment by grade level over the past four years. The cohort values were calculated for each grade and each year, along with the weighted average for each grade. A positive cohort value indicates that grade is expected to have more students than the previous grade last year. A negative value would mean that the grade has fewer students compared to the previous grade last year.

In general, a positive cohort is representative of growth and a negative cohort indicates a decline in enrollment. There are some exceptions. First grade usually has a positive cohort, as there are some students that do not attend kindergarten at public schools but arrive in first grade.



NEW HOUSING DEVELOPMENT

Financial Planning



ID	Name	Remaining Units	6 Year Projection
1	911 Monte Vista	40	40
2	915 The Enclave	66	44
3	916	12	12
4	924 Place d’Beaumont	26	26
5	Centennial West Apts	156	25
6	Live Oak Estates	578	390
7	Village at Hanford Sq ph1	100	0
8	Village at Hanford Sq ph2	221	0
Totals		1,199	537

Assuming that 537 of the 1,199 planned units are completed over a six year period, there would be an average of 90 new housing units per year.

4 FACILITIES ASSESSMENTS



Hamilton Elementary School

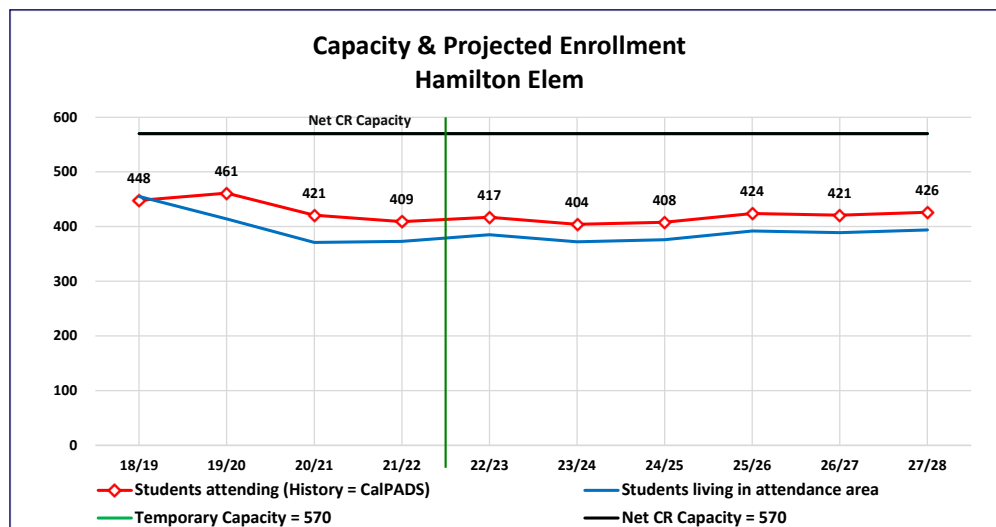


1269 Leland Way, Hanford, CA 93230 559.585.3820

Section 4

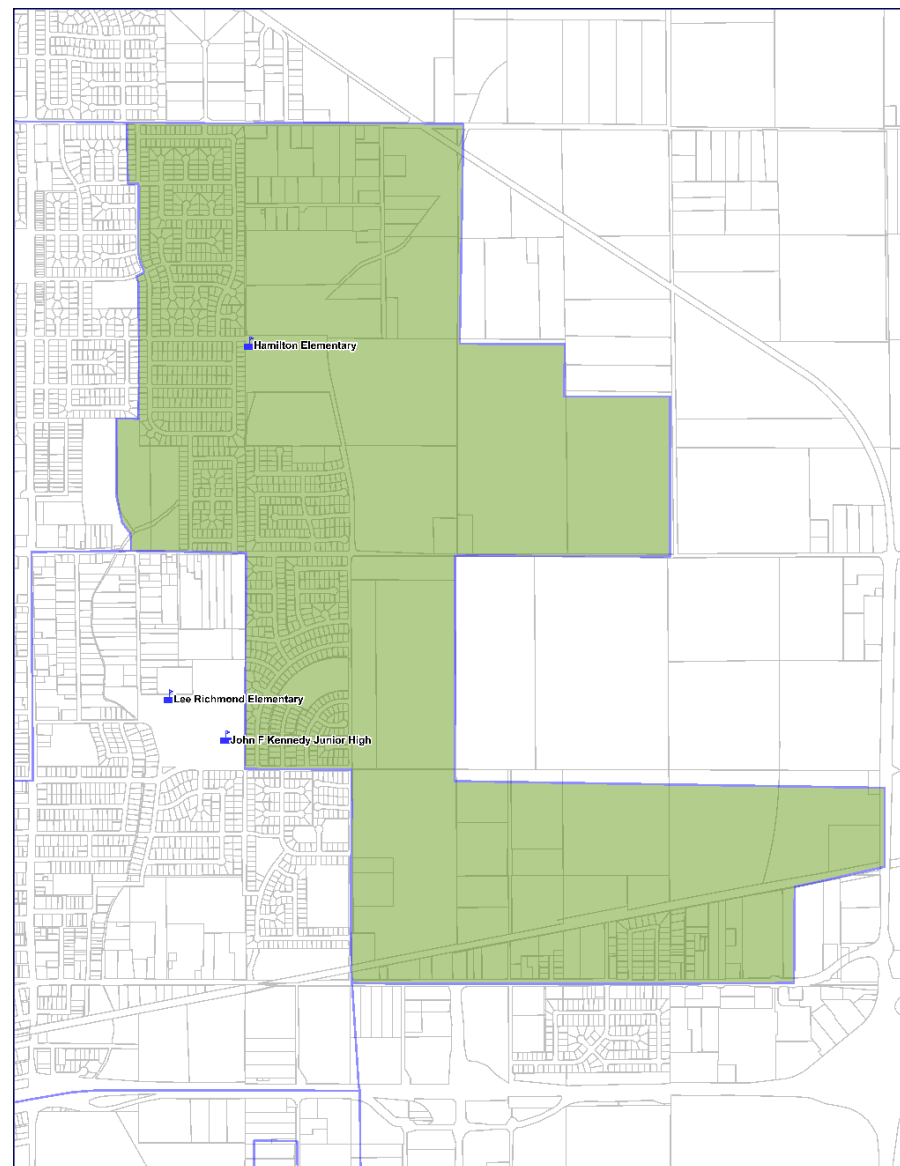
Facilities Assessment

HAMILTON ELEMENTARY - ENROLLMENT PROJECTIONS



The individual school site enrollment projections are based on the October 2021 demographic study. This chart shows four (4) years of historic enrollment and the six (6) year enrollment projection.

The net classroom capacity (black line) is calculated by taking the number of permanent teaching stations and multiplying that by the District's loading standards for facility planning. The net capacity may not include other classroom-sized spaces on campus that are currently designated for specialized district pull-out programs.





HAMILTON ELEMENTARY - EXISTING SITE PLAN

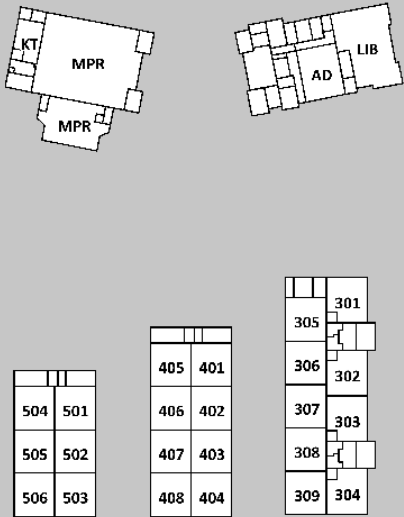
Facilities Assessment

Building Inventory

- Permanent or Permanent Modular
- District Owned Portable
- Leased Portable
- Other (Non Conforming)
- County

LELAND WAY

9 1/4 AVE



Hamilton Elementary School
1269 Leland Way
Hanford, CA 93230
559.585.3820





Section 4

Facilities Assessment

HAMILTON ELEMENTARY - FACILITY INVENTORY

Hamilton Elementary Site Statistics	
Year Built	2006
Total Building Area	39988
Site Acres	14
Grades	TK-6
2021/2022 Enrollment	
Campus Classroom Count	23
Permanent	23
Portables	0
Total Classroom Space	22052
Permanent Classrooms	22052
District Owned Portables	0
Leased Portables	0
Total Support Space	17936
Admin / Faculty	4072
Multipurpose / Cafeteria	5831
Library	2210
Restrooms	2523
Gymnasium	0
Support Spaces	2028
Other	1272
Total	39988

Hamilton Elementary Building Inventory		<u>Date Built</u>	<u>Date Mod</u>	<u>Mod Funds</u>	<u>Bldg Type</u>	<u>Area</u>	<u>CR Count</u>
100 (Office-Library)		2006			1	6832	0
200 (Cafeteria-Multipurpose)		2006			1	7513	0
300 (301-309)		2006			1	10780	9
400 (401-408)		2006			1	8397	8
500 (501-506)		2006			1	6466	6
Totals						39988	23

The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using State funds and when they may be eligible for additional State modernization eligibility. Modernization eligibility is generated by the age of a building. Permanent building eligibility is generated for buildings over the age of 25 years or 25 years from the last State modernization funding for that building. Portable building eligibility is generated for buildings over the age of 20 years old.



HAMILTON ELEMENTARY - SITE ASSESSMENT

Facilities Assessment

The site assessment has identified a total of **\$744,900** in facilities improvement projects at Hamilton Elementary. The school was built in 2006 and is the newest campus in the district. All permanent facilities are 15 years old and there are currently no portable buildings.

The facilities assessment team conducted a comprehensive walk-through of the campus and examined the condition of critical components such as HVAC, roofing, ADA compliance, fire, life, safety and school security. Cost estimates are given to those items that were identified as either needing repair or replacement because they are no longer functional or safe, or general improvements that result in extending the useful life of a system.

Facilities of high use and foot traffic, such as instructional spaces, libraries, athletic facilities and restrooms, often require additional interior upgrades that go beyond yearly maintenance. This is especially evident in facilities constructed or modernized over 25 years ago. In these cases, the assessment includes costs estimates to modernize and refresh certain interior spaces. These costs can include upgrades to flooring, paint, casework, plumbing, and electrical to keep up with 21st Century technologies.

A detailed scope of work list and cost estimate summary is outlined on page 40 under the master plan details.



Campus entrance



Dedication plaque

Section 4

Facilities Assessment



HAMILTON ELEMENTARY - SITE ASSESSMENT



Upgrade interior lighting to LED



Replace multipurpose room VCT flooring



Add electronic marquee



Replace fire panel and initiation devices

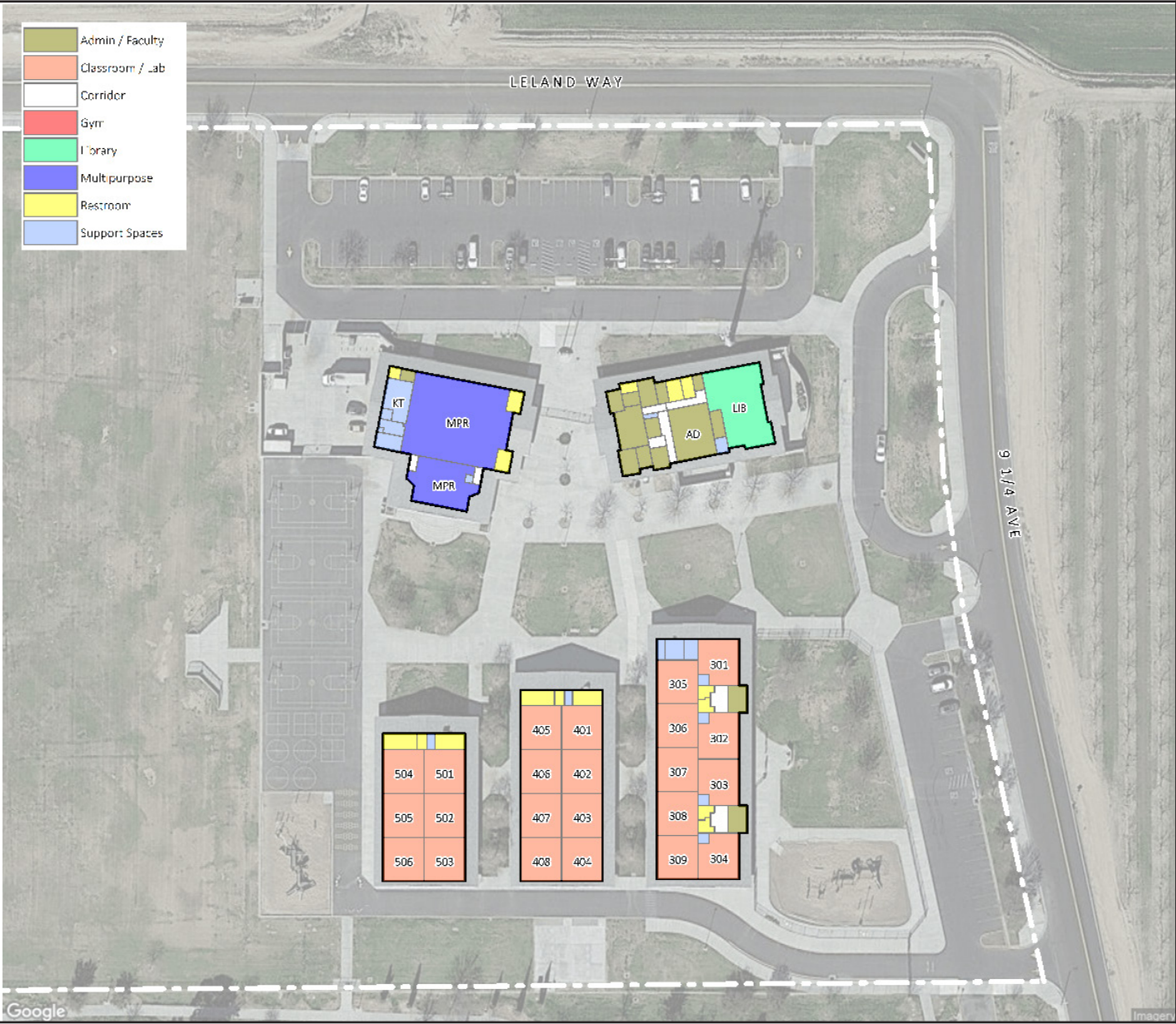


Replace playground equipment



HAMILTON ELEMENTARY - MASTER PLAN SUMMARY

Facilities Assessment



Hamilton Elementary Cost Estimate Summary	
Site Systems	Estimate
Playground	\$208,000
Security & Safety	\$198,900
Room Systems	
Instructional Spaces Interior Upgrades	\$208,000
Support Services Interior Upgrades	\$32,500
Cafeteria/MPR Interior Upgrades	\$97,500
Modernization Total	\$744,900
Total Estimated Cost	\$744,900

Hamilton Elementary Modernization Eligibility	
Modernization Eligibility	Estimate
State Match 60%	\$0
Local Match 40%	\$0
Project Total	\$0

* Hamilton Elementary was built in 2006 and will be eligible for modernization in 2031.

Hanilton Elementary School
1269 Leland Way
Hanford, CA 93230
559.585.3820





Section 4

Facilities Assessment

HAMILTON ELEMENTARY - MASTER PLAN DETAILS

Hamilton Elementary Assessment Details					
Project Name	Category	Subcategory	Description	Area/Units	Estimate
Sitework	Security & Safety	Fire Security Alarm	Replace fire panel and initiation devices		130,000
Sitework	Security & Safety	Signage and Marquee	Add electronic marquee		68,900
Sitework	Playground	None	Replace playground equipment	2 EA	208,000
100 (Office-Library)	Support Services Interior Upgrades	Lighting	Upgrade interior lights to LED		32,500
200 (Cafeteria-Multipurpose)	Cafeteria/MPR Interior Upgrades	Flooring	Replace VCT flooring with LVT, fill foundation cracks before reflow		52,000
200 (Cafeteria-Multipurpose)	Cafeteria/MPR Interior Upgrades	Lighting	Upgrade interior lights to LED		45,500
300 (301-309)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		58,500
300 (301-309)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		58,500
400 (401-408)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		52,000
500 (501-506)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		39,000
Total					744,900

Project Categories:

Health & Safety

Essential Operations

Maintenance

Cost estimates are based on 2021 construction rates and are determined by a combination of local knowledge of the region and the Saylor construction guide. Estimates may vary depending on final scope, labor costs, types of materials used and timing of projects. Totals include construction costs and support costs, which include architect fees, engineering, testing, inspection and DSA fees. The total estimated costs do not take into account inflation. It is recommended the District consult with both the Architect and Construction Manager before any budgets are finalized.



Lee Richmond Elementary School

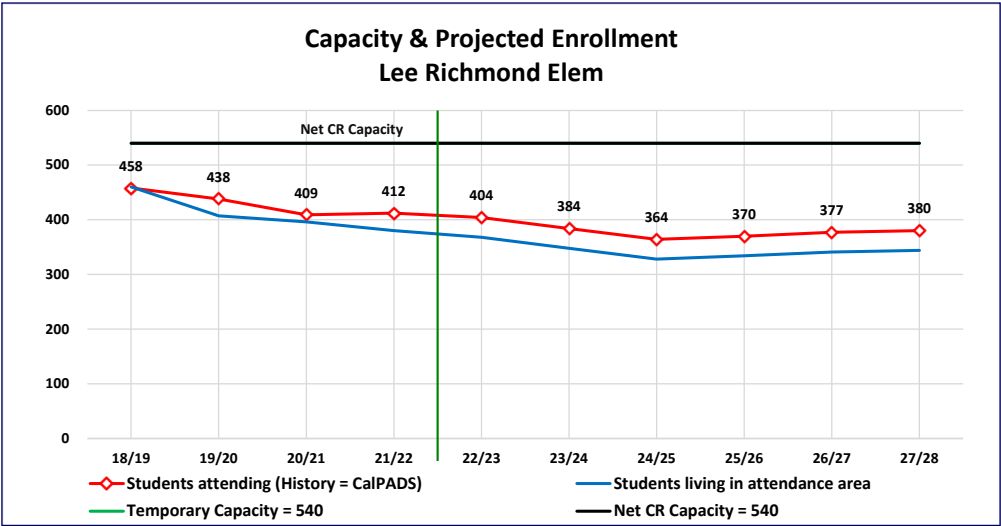


939 Katie Hammond Lane, Hanford, CA 93230 559.585.3760

Section 4

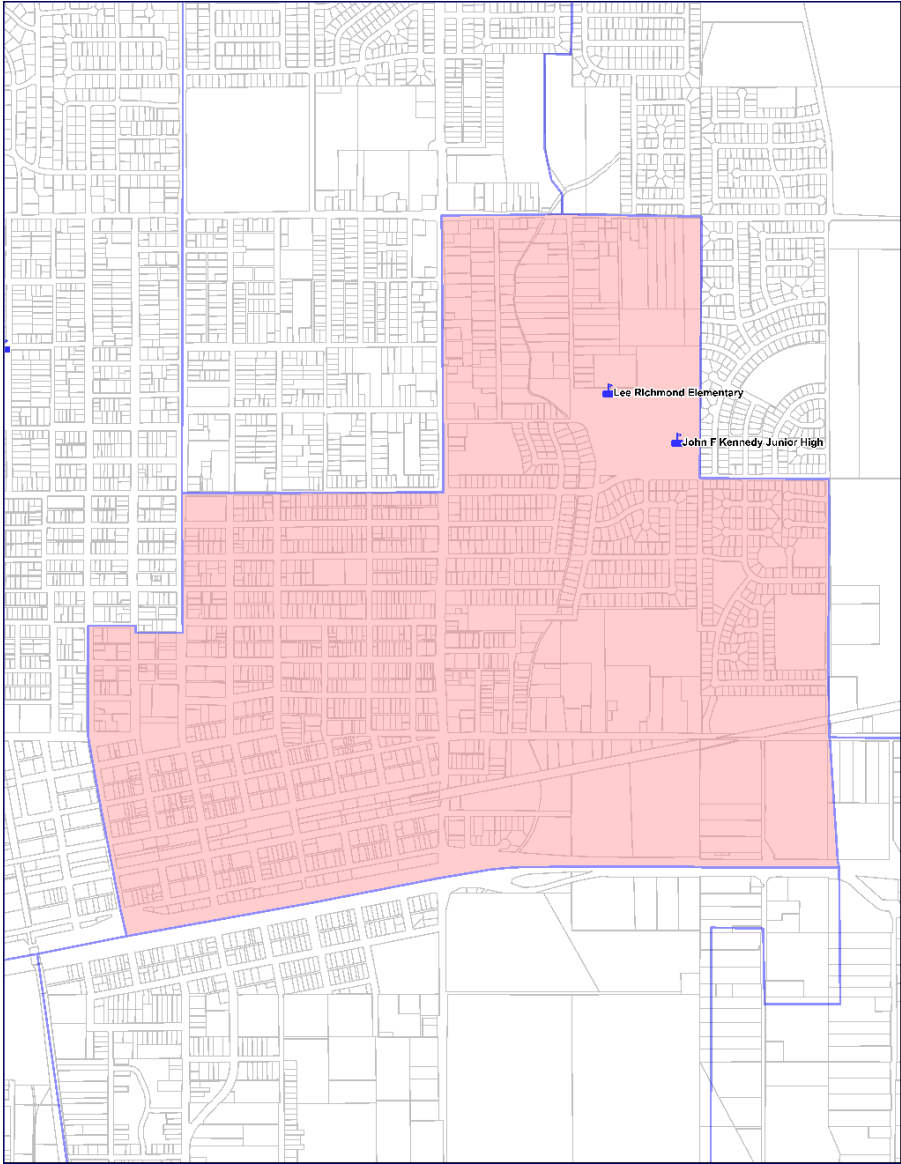
Facilities Assessment

LEE RICHMOND ELEMENTARY - ENROLLMENT PROJECTIONS



The individual school site enrollment projections are based on the October 2021 demographic study. This chart shows four (4) years of historic enrollment and the six (6) year enrollment projection.

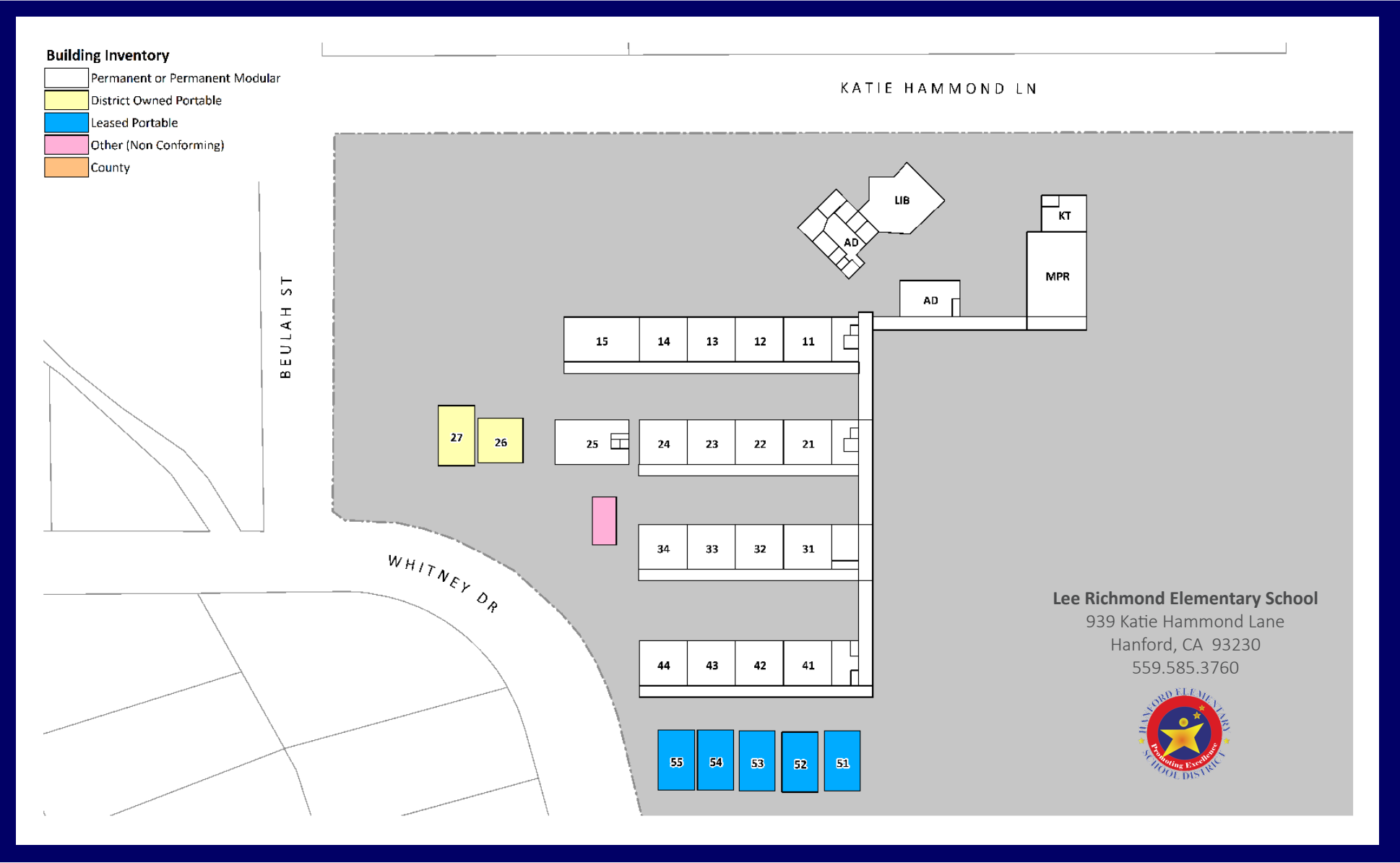
The net classroom capacity (black line) is calculated by taking the number of permanent teaching stations and multiplying that by the District's loading standards for facility planning. The net capacity may not include other classroom-sized spaces on campus that are currently designated for specialized district pull-out programs.





LEE RICHMOND ELEMENTARY - EXISTING SITE PLAN

Facilities Assessment





Section 4

Facilities Assessment

LEE RICHMOND ELEMENTARY - FACILITY INVENTORY

Lee Richmond Elementary Site Statistics	
Year Built	1953
Total Building Area	37044
Site Acres	12
Grades	TK-6
2021/2022 Enrollment	0
Campus Classroom Count	25
Permanent	18
District Portables	2
Leased Portables	5
Total Classroom Space	24898
Permanent Classrooms	18238
District Owned Portables	1860
Leased Portables	4800
Total Support Space	12146
Admin / Faculty	2691
Multipurpose / Cafeteria	2246
Library	1630
Restrooms	1557
Gymnasium	0
Support Spaces	1610
Other	2412
Total	37044

Lee Richmond Elementary Building Inventory	Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count
Office-Library	2002			1	3185	0
Staff Lounge	1953	1988	LPP	1	1264	0
Cafeteria-Multipurpose	1953	1988	LPP	1	3099	0
Building 10 (11-15)	1953	2020	SFP	1	6603	5
Building 20 (21-24)	1953	2020	SFP	1	4972	4
Building 25	1963			1	1477	1
Building 30 (31-34)	1957	2020	SFP	1	4872	4
Building 40 (41-44)	1957	2020	SFP	1	4912	4
Portable 26 (District Owned)	1963			2	900	1
Portable 27 (District Owned)	1998			2	960	1
Portable 51 (Leased) *	2014			2	960	1
Portable 52 (Leased) *	2014			2	960	1
Portable 53 (Leased) *	2014			2	960	1
Portable 54 (Leased)	2014			2	960	1
Portable 55 (Leased)	2015			2	960	1
Non DSA Storage						
Totals					37044	25

*Leased portables 51,52 and 53 will be removed December 2021

The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using State funds and when they may be eligible for additional State modernization eligibility. Modernization eligibility is generated by the age of a building. Permanent building eligibility is generated for buildings over the age of 25 years or 25 years from the last State modernization funding for that building. Portable building eligibility is generated for buildings over the age of 20 years old.



LEE RICHMOND ELEMENTARY - SITE ASSESSMENT

Facilities Assessment

The site assessment has identified a total of **\$1,799,548** in facilities improvement projects at Lee Richmond Elementary. The school was built in 1953 and has seen several additions since. Substantial modernization projects occurred in 1988 and in 2020.

The facilities assessment team conducted a comprehensive walk-through of the campus and examined the condition of critical components such as HVAC, roofing, ADA compliance, fire, life, safety and school security. Cost estimates are given to those items that were identified as either needing repair or replacement because they are no longer functional or safe, or general improvements that result in extending the useful life of a system.

Facilities of high use and foot traffic, such as instructional spaces, libraries, athletic facilities and restrooms, often require additional interior upgrades that go beyond yearly maintenance. This is especially evident in facilities constructed or modernized over 25 years ago. In these cases, the assessment includes costs estimates to modernize and refresh certain interior spaces. These costs can include upgrades to flooring, paint, casework, plumbing, and electrical to keep up with 21st Century technologies.

A detailed scope of work list and cost estimate summary is outlined on page 48 under the master plan details.



Dedication plaque



Add electronic marquee

Section 4

Facilities Assessment

LEE RICHMOND ELEMENTARY - SITE ASSESSMENT



Replace playground equipment



Upgrade interior lighting to LED



Replace original window systems



Replace cement and correct grades/drainage in front of room 25



Replace HVAC and window systems

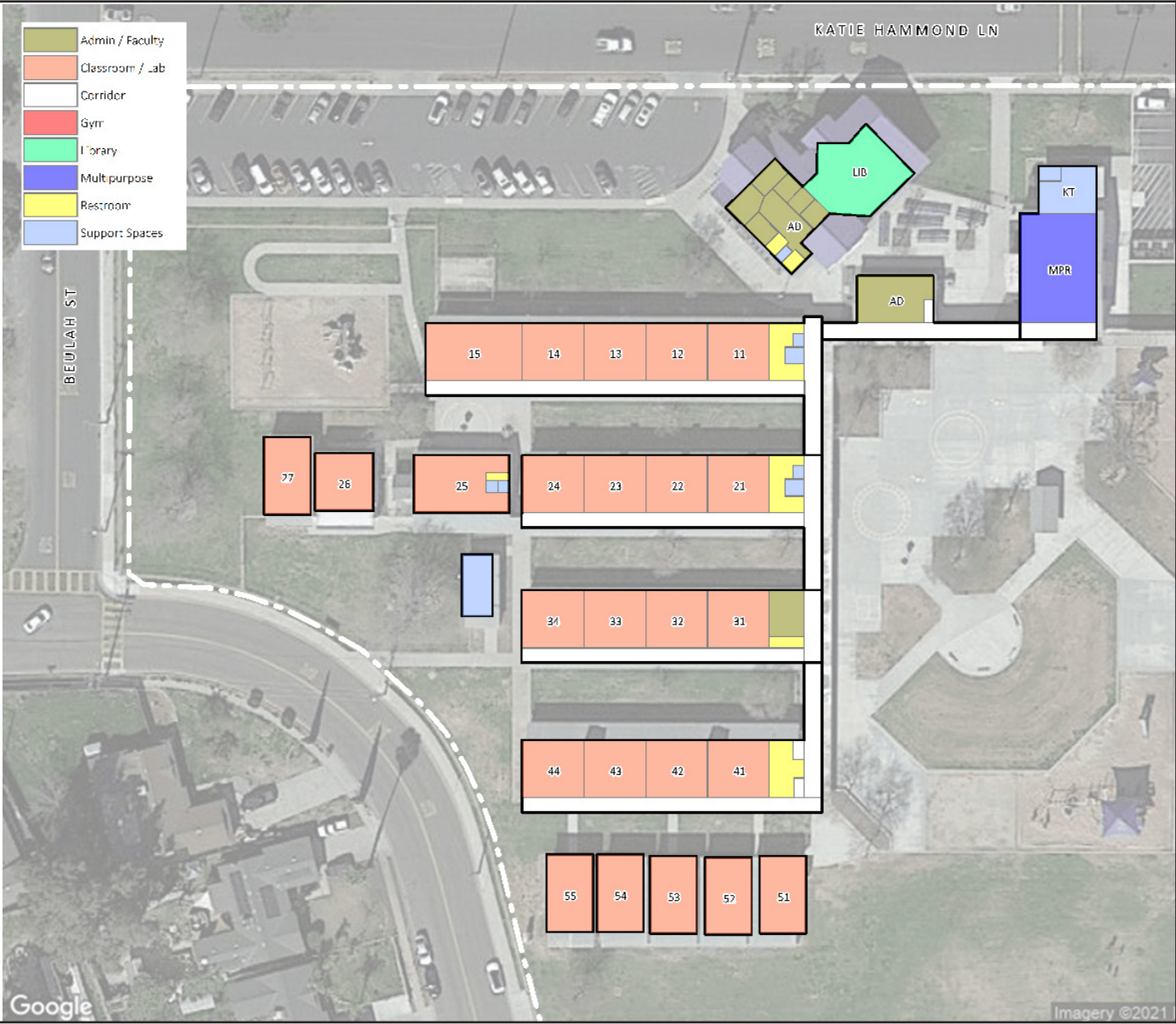


Remove carpet on counters, install LVT flooring



LEE RICHMOND ELEMENTARY - MASTER PLAN SUMMARY

Facilities Assessment



Lee Richmond Elementary Cost Estimate Summary	
Site Systems	Estimate
Flatwork	\$30,420
Landscaping & Irrigation	\$39,000
Playground	\$104,000
Playfields / Playcourts	\$41,600
Security & Safety	\$328,900
Building Systems	
Roofing	\$262,080
HVAC	\$172,250
Exterior Upgrades	\$191,048
Room Systems	
Instructional Spaces Interior Upgrades	\$499,600
Support Services Interior Upgrades	\$66,950
Cafeteria/MPR Interior Upgrades	\$63,700
Modernization Total	\$1,799,548
Total Estimated Cost	\$1,799,548

Lee Richmond Elementary Modernization Eligibility	
Modernization Eligibility (2028)	Estimate
State Match 60%	\$694,373
Local Match 40%	\$462,915
Project Total	\$1,157,288

* A modernization project at Lee Richmond Elementary for \$1,533,537 is currently on the State acknowledged list

Lee Richmond Elementary School
939 Katie Hammond Lane
Hanford, CA 93230
559.585.3760





Section 4

Facilities Assessment

LEE RICHMOND ELEMENTARY - MASTER PLAN DETAILS

Lee Richmond Elementary Assessment Details					
Project Name	Category	Subcategory	Description	Area/Units	Estimate
Sitework	Security & Safety	Intercom Phones	Replace PA/bell/intercom system		\$260,000
Sitework	Security & Safety	Signage and Marquee	Add electronic marquee		\$68,900
Sitework	Playground	None	Replace playground equipment for lower grades	1 EA	\$104,000
Sitework	Flatwork	None	Replace cement and correct grades/drainage in front of room 25	1360 SF	\$30,420
Sitework	Landscaping & Irrigation	None	Rehabilitate sports fields - level, aerate, top dress	3 AC	\$39,000
Sitework	Playfields / Playcourts	None	Replace exterior basketball hoops	8 EA	\$41,600
Building 10 (11-15)	Roofing	None	Replace roof on covered walkway	7200 SF	\$262,080.00
Building 25	Exterior Upgrades	Windows	Replace windows	480 SF	\$49,920.00
Building 25	HVAC	None	Replace HVAC units	1 EA	\$21,450.00
Cafeteria-Multipurpose	Exterior Upgrades	Windows	Replace windows	788 SF	\$141,128.00
Cafeteria-Multipurpose	HVAC	None	Replace HVAC units	2 EA	\$65,000.00
Office-Library	HVAC	None	Replace HVAC units	3 EA	\$64,350.00
Staff Lounge	HVAC	None	Replace HVAC units	1 EA	\$21,450.00
Building 25	Instructional Spaces Interior Upgrades	Other	Phase 2 Modernization: windows, doors, interior surfaces, lighting, casework, paint, restrooms, ADA compliance, and cement work	1477 SF	\$471,000.00
Building 25	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$5,200.00
Building 25	Instructional Spaces Interior Upgrades	Other	Resurface interior (floors, walls, ceiling tiles)		\$23,400.00
Cafeteria-Multipurpose	Cafeteria/MPR Interior Upgrades	Lighting	Upgrade interior lights to LED		\$31,200.00
Cafeteria-Multipurpose	Cafeteria/MPR Interior Upgrades	Other	Upgrade AV equipment (screen, projector, speakers)		\$32,500.00
Office-Library	Support Services Interior Upgrades	Lighting	Upgrade interior lights to LED		\$32,500.00
Office-Library	Support Services Interior Upgrades	Other	Resurface lobby and hallway areas, remove carpet on reception counters, install LVT flooring		\$29,250.00
Staff Lounge	Support Services Interior Upgrades	Lighting	Upgrade interior lights to LED		\$5,200.00
Total					1,799,548

Project Categories: Health & Safety Essential Operations Maintenance

Cost estimates are based on 2021 construction rates and are determined by a combination of local knowledge of the region and the Saylor construction guide. Estimates may vary depending on final scope, labor costs, types of materials used and timing of projects. Totals include construction costs and support costs, which include architect fees, engineering, testing, inspection and DSA fees. The total estimated costs do not take into account inflation. It is recommended the District consult with both the Architect and Construction Manager before any budgets are finalized.



Lincoln Elementary School

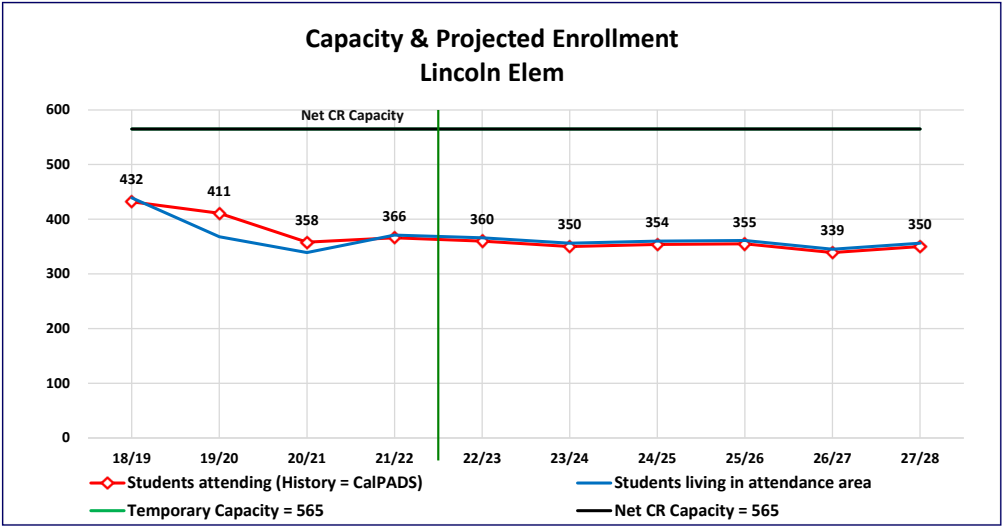


832 S. Harris Street, Hanford, CA 93230 559.585.3730

Section 4

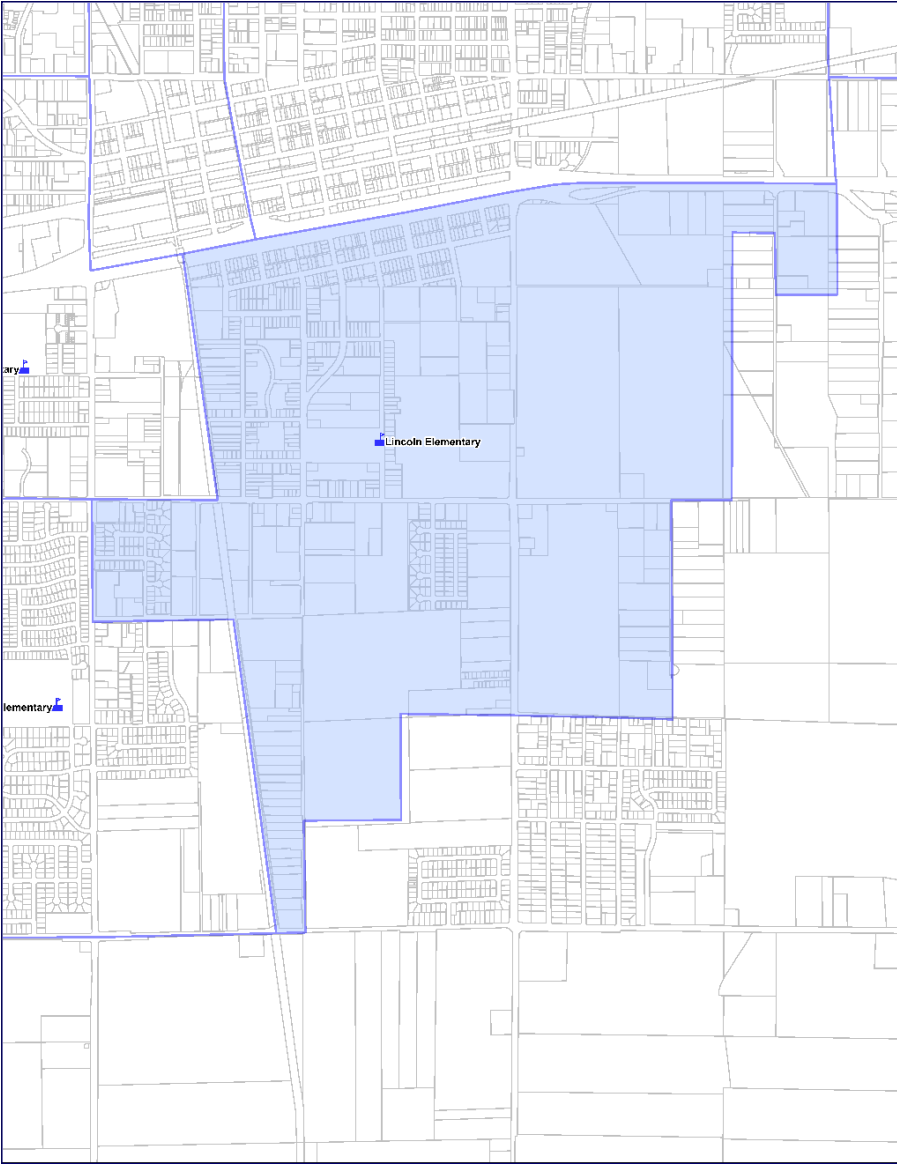
Facilities Assessment

LINCOLN ELEMENTARY - ENROLLMENT PROJECTIONS



The individual school site enrollment projections are based on the October 2021 demographic study. This chart shows four (4) years of historic enrollment and the six (6) year enrollment projection.

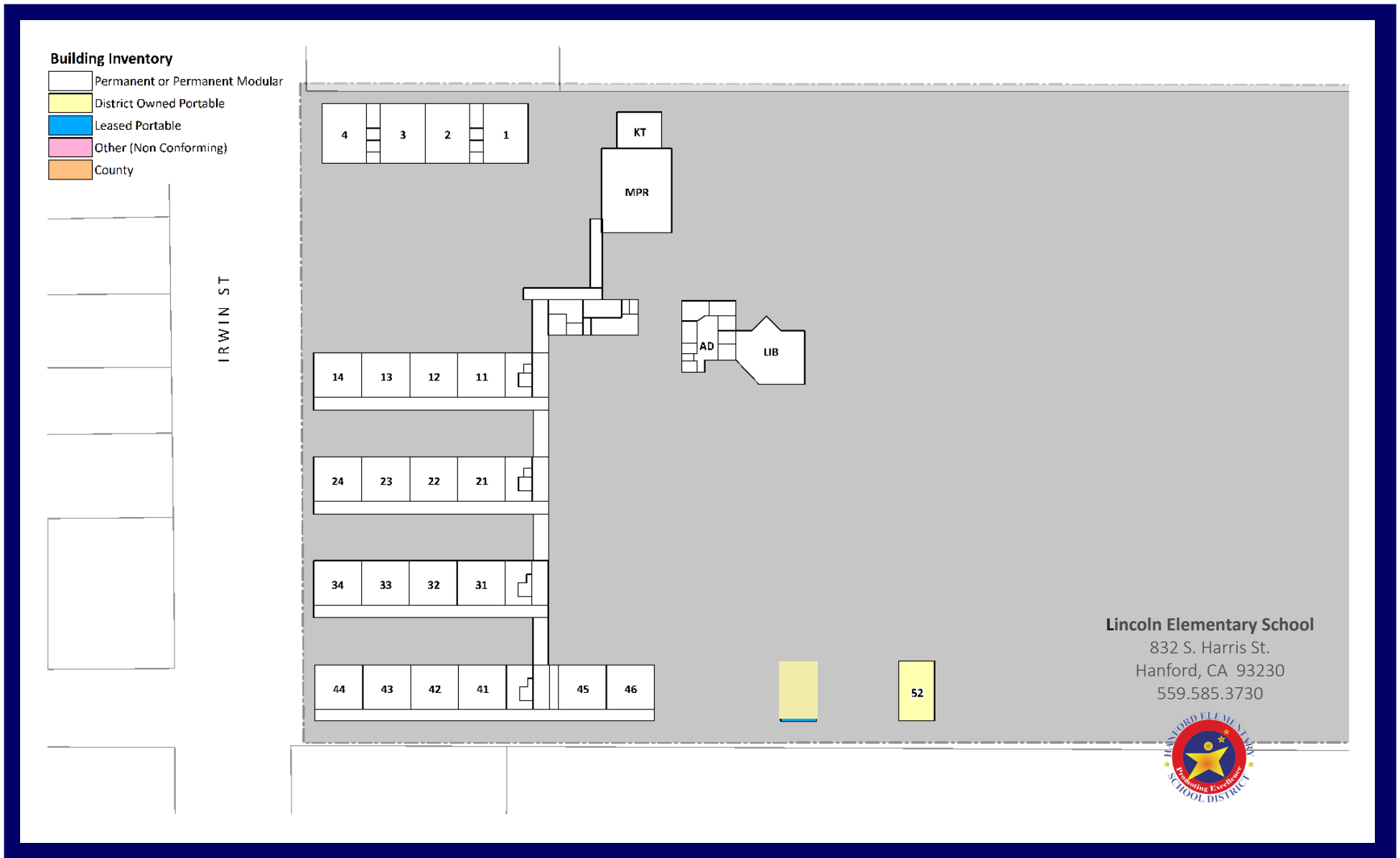
The net classroom capacity (black line) is calculated by taking the number of permanent teaching stations and multiplying that by the District's loading standards for facility planning. The net capacity may not include other classroom-sized spaces on campus that are currently designated for specialized district pull-out programs.





LINCOLN ELEMENTARY - EXISTING SITE PLAN

Facilities Assessment



Section 4

Facilities Assessment

LINCOLN ELEMENTARY - FACILITY INVENTORY

Lincoln Elementary Site Statistics	
Year Built	1951
Total Building Area	38202
Site Acres	9.5
Grades	TK-6
2021/2022 Enrollment	0
Campus Classroom Count	24
Permanent	22
District Portables	2
Total Classroom Space	24024
Permanent Classrooms	22104
District Owned Portables	1920
Total Support Space	14184
Admin / Faculty	2765
Multipurpose / Cafeteria	2665
Library	1636
Restrooms	2320
Gymnasium	0
Support Spaces	1630
Other	3168
Total	38208

Lincoln Elementary Building Inventory	Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count
Office-Library	2000			1	3201	0
Cafeteria-Multipurpose	1951	1987	LPP	1	3529	0
Staff Lounge	1951	1987	LPP	1	1655	0
Building 1 (1-4)	2019			1	5544	4
Building 10 (11-14)	1951	2020	SFP	1	5065	4
Building 20 (21-24)	1951	2020	SFP	1	5065	4
Building 30 (31-34)	1951	2020	SFP	1	5065	4
Building 40 (41-46)	1951	2020	SFP	1	7164	6
Portable 48 (District Owned)	2014			2	960	1
Portable 52 (District Owned)	2014			2	960	1
Totals					38208	24

The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using State funds and when they may be eligible for additional State modernization eligibility. Modernization eligibility is generated by the age of a building. Permanent building eligibility is generated for buildings over the age of 25 years or 25 years from the last State modernization funding for that building. Portable building eligibility is generated for buildings over the age of 20 years old.



LINCOLN ELEMENTARY - SITE ASSESSMENT

Facilities Assessment

The site assessment has identified a total of **\$2,166,190** in facilities improvement projects at Lincoln Elementary. The school was built in 1951 and has seen several additions since. Substantial modernization projects occurred in 1987 and in 2020.

The facilities assessment team conducted a comprehensive walk-through of the campus and examined the condition of critical components such as HVAC, roofing, ADA compliance, fire, life, safety and school security. Cost estimates are given to those items that were identified as either needing repair or replacement because they are no longer functional or safe, or general improvements that result in extending the useful life of a system.

Facilities of high use and foot traffic, such as instructional spaces, libraries, athletic facilities and restrooms, often require additional interior upgrades that go beyond yearly maintenance. This is especially evident in facilities constructed or modernized over 25 years ago. In these cases, the assessment includes costs estimates to modernize and refresh certain interior spaces. These costs can include upgrades to flooring, paint, casework, plumbing, and electrical to keep up with 21st Century technologies.

A detailed scope of work list and cost estimate summary is outlined on page 56 under the master plan details.



Administration building



Add electronic marquee

Section 4

Facilities Assessment

LINCOLN ELEMENTARY - SITE ASSESSMENT



Upgrade interior lighting to LED

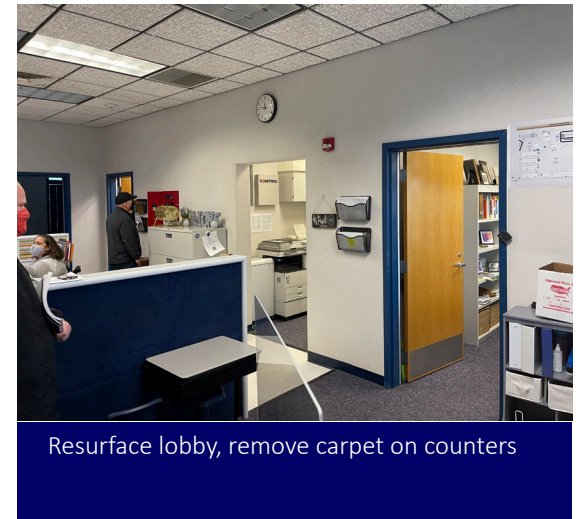
Replace multipurpose flooring



Replace original window systems



Upgrade interior lighting to LED

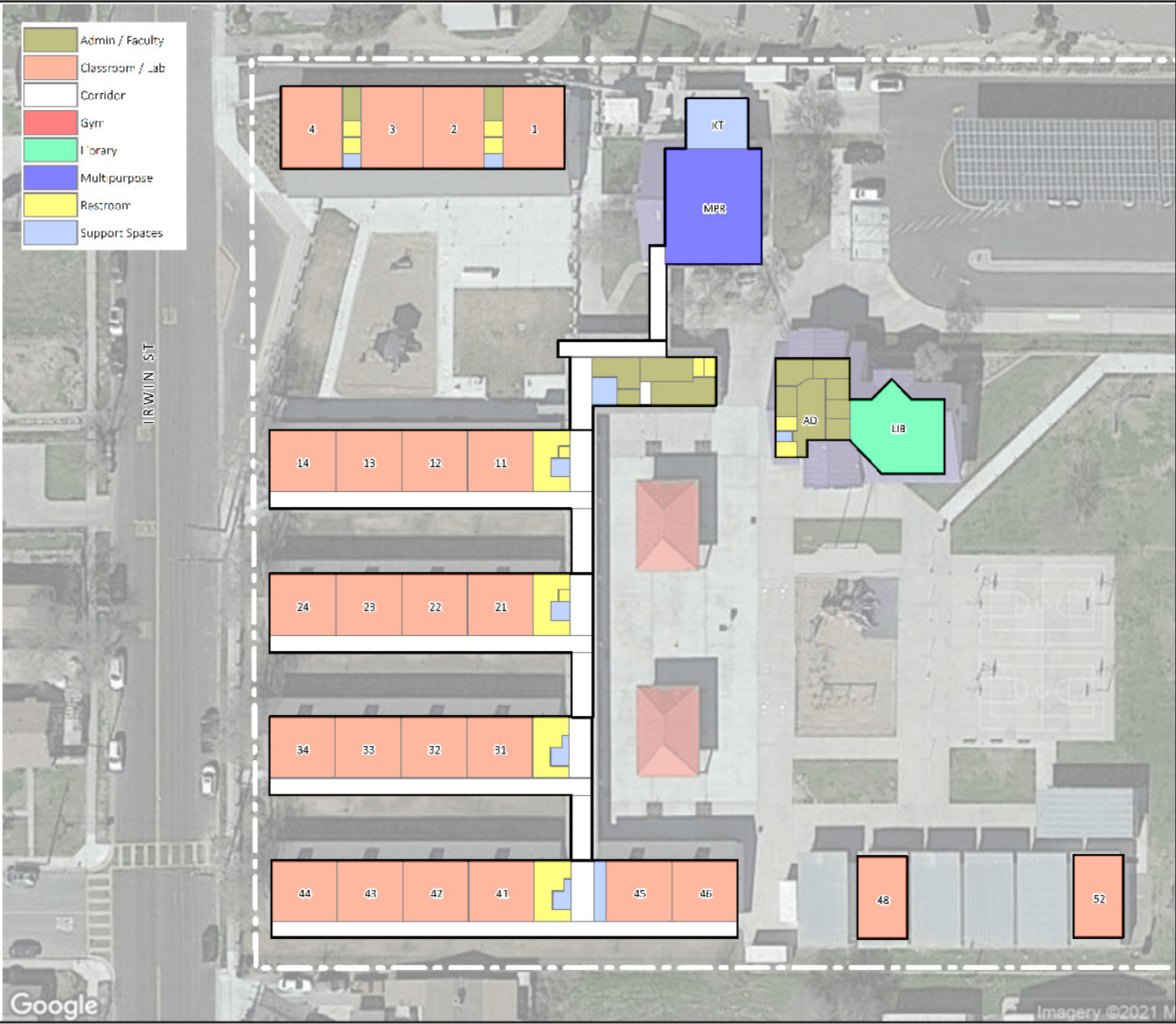


Resurface lobby, remove carpet on counters



LINCOLN ELEMENTARY - MASTER PLAN SUMMARY

Facilities Assessment



Lincoln Elementary Cost Estimate Summary	
Site Systems	Estimate
Playground	\$104,000
Security & Safety	\$68,900
Building Systems	
Roofing	\$1,221,480
HVAC	\$476,450
Exterior Upgrades	\$170,820
Room Systems	
Support Services Interior Upgrades	\$82,940
Cafeteria/MPR Interior Upgrades	\$41,600
Modernization Total	\$2,166,190
Total Estimated Cost	\$2,166,190

Lincoln Elementary Modernization Eligibility	
Modernization Eligibility	Estimate
State Match 60%	\$0
Local Match 40%	\$0
Project Total	\$0

* A modernization project at Lincoln Elementary for \$2,683,314 is currently on the State acknowledged list

Lincoln Elementary School
832 S. Harris St.
Hanford, CA 93230
559.585.3730





Section 4

Facilities Assessment

LINCOLN ELEMENTARY - MASTER PLAN DETAILS

Lincoln Elementary Assessment Details					
Project Name	Category	Subcategory	Description	Area/Units	Estimate
Sitework	Security & Safety	Signage and Marquee	Add electronic marquee		\$68,900
Sitework	Playground	None	Replace playground equipment for upper grades	1 EA	\$104,000
Building 1 (1-4)	HVAC	None	Replace HVAC units	1 EA	\$21,450
Building 1 (1-4)	Roofing	None	Replace roof	6000 SF	\$179,400
Building 10 (11-14)	HVAC	None	Replace HVAC units	4 EA	\$85,800
Building 10 (11-14)	Roofing	None	Replace roof	6000 SF	\$179,400
Building 20 (21-24)	HVAC	None	Replace HVAC units	4 EA	\$85,800
Building 20 (21-24)	Roofing	None	Replace roof on covered walkway	7600 SF	\$276,640
Building 20 (21-24)	Roofing	None	Replace roof	6000 SF	\$179,400
Building 30 (31-34)	HVAC	None	Replace HVAC units	4 EA	\$85,800
Building 30 (31-34)	Roofing	None	Replace roof	6000 SF	\$179,400
Building 40 (41-46)	HVAC	None	Replace HVAC units	4 EA	\$85,800
Building 40 (41-46)	Roofing	None	Replace roof	6000 SF	\$179,400
Cafeteria-Multipurpose	Exterior Upgrades	Windows	Replace windows	984 SF	\$95,940
Cafeteria-Multipurpose	HVAC	None	Replace HVAC units	2 EA	\$68,900
Staff Lounge	Exterior Upgrades	Windows	Replace windows	960 SF	\$74,880
Staff Lounge	HVAC	None	Replace HVAC units	2 EA	\$42,900
Staff Lounge	Roofing	None	Replace roof	1600 SF	\$47,840
Cafeteria-Multipurpose	Cafeteria/MPR Interior Upgrades	Flooring	Replace flooring		\$22,750
Cafeteria-Multipurpose	Cafeteria/MPR Interior Upgrades	Lighting	Upgrade interior lights to LED		\$18,850
Office-Library	Support Services Interior Upgrades	Lighting	Upgrade interior lights to LED		\$31,200
Office-Library	Support Services Interior Upgrades	Other	Resurface lobby and hallway areas, remove carpet on counters, replace VCT with LVT flooring		\$32,500
Staff Lounge	Support Services Interior Upgrades	Flooring	Replace VCT & carpet with LVT flooring		\$10,400
Staff Lounge	Support Services Interior Upgrades	Lighting	Upgrade interior lights to LED		\$8,320
Staff Lounge	Support Services Interior Upgrades	Other	Add windows to interior office doors		\$520
Total					2,166,190

Project Categories: Health & Safety Essential Operations Maintenance

Cost estimates are based on 2021 construction rates and are determined by a combination of local knowledge of the region and the Saylor construction guide. Estimates may vary depending on final scope, labor costs, types of materials used and timing of projects. Totals include construction costs and support costs, which include architect fees, engineering, testing, inspection and DSA fees. The total estimated costs do not take into account inflation. It is recommended the District consult with both the Architect and Construction Manager before any budgets are finalized.



Martin Luther King Jr. Elementary School

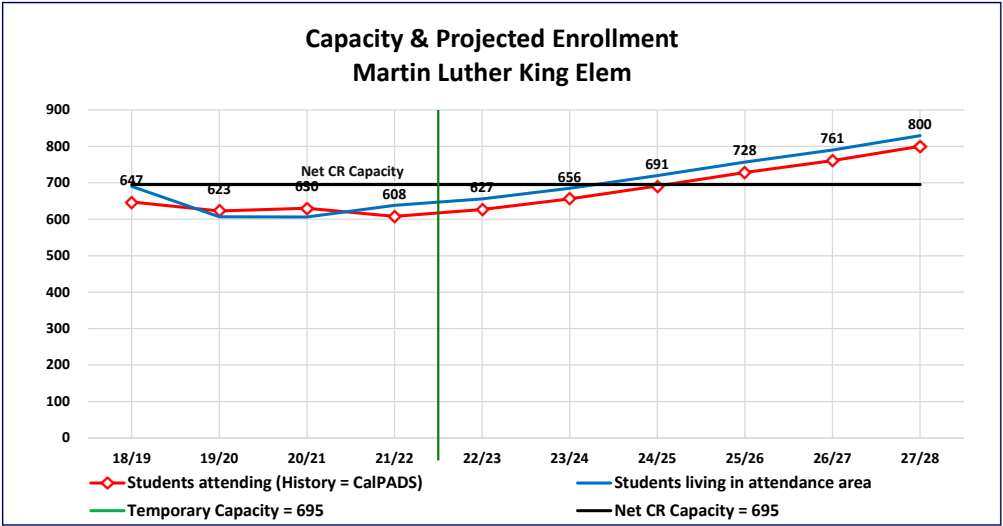


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Section 4

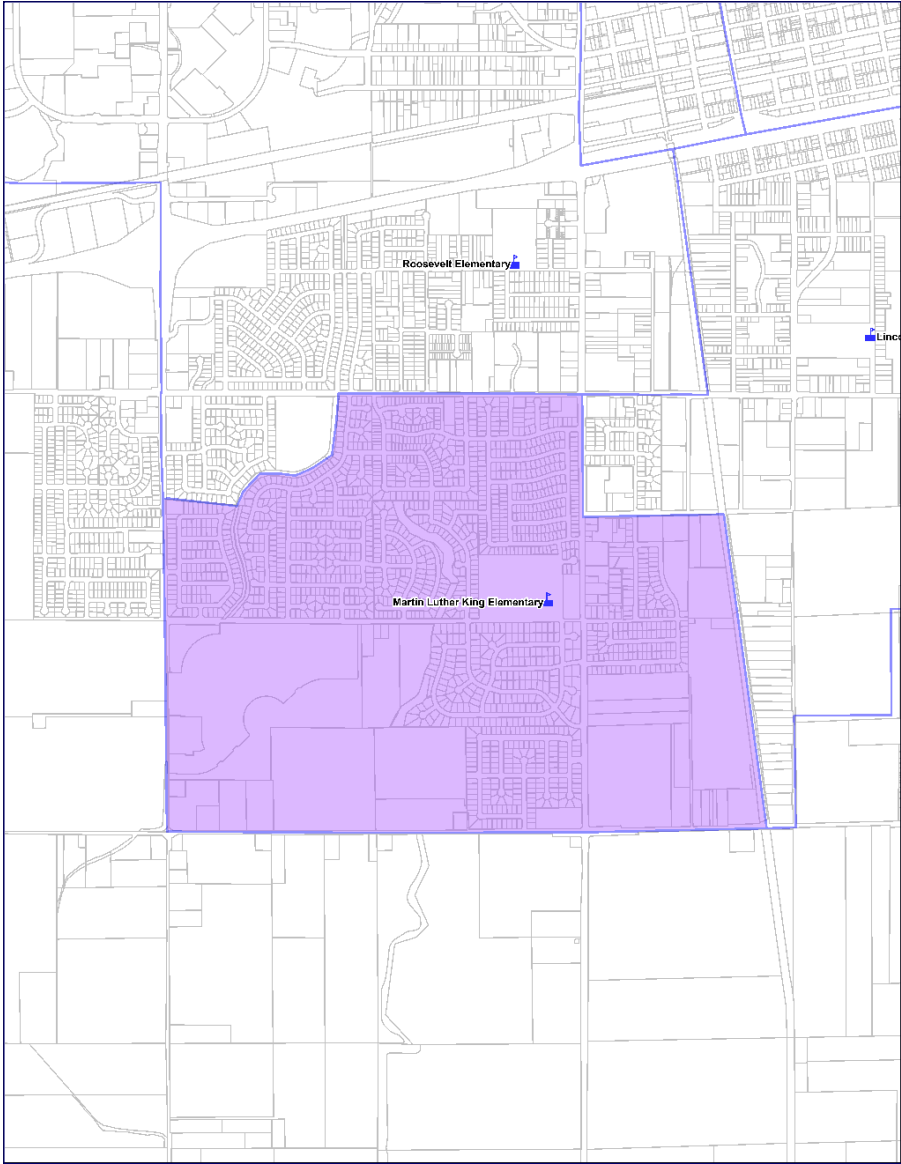
Facilities Assessment

MARTIN LUTHER KING JR. ELEMENTARY - ENROLLMENT PROJECTIONS



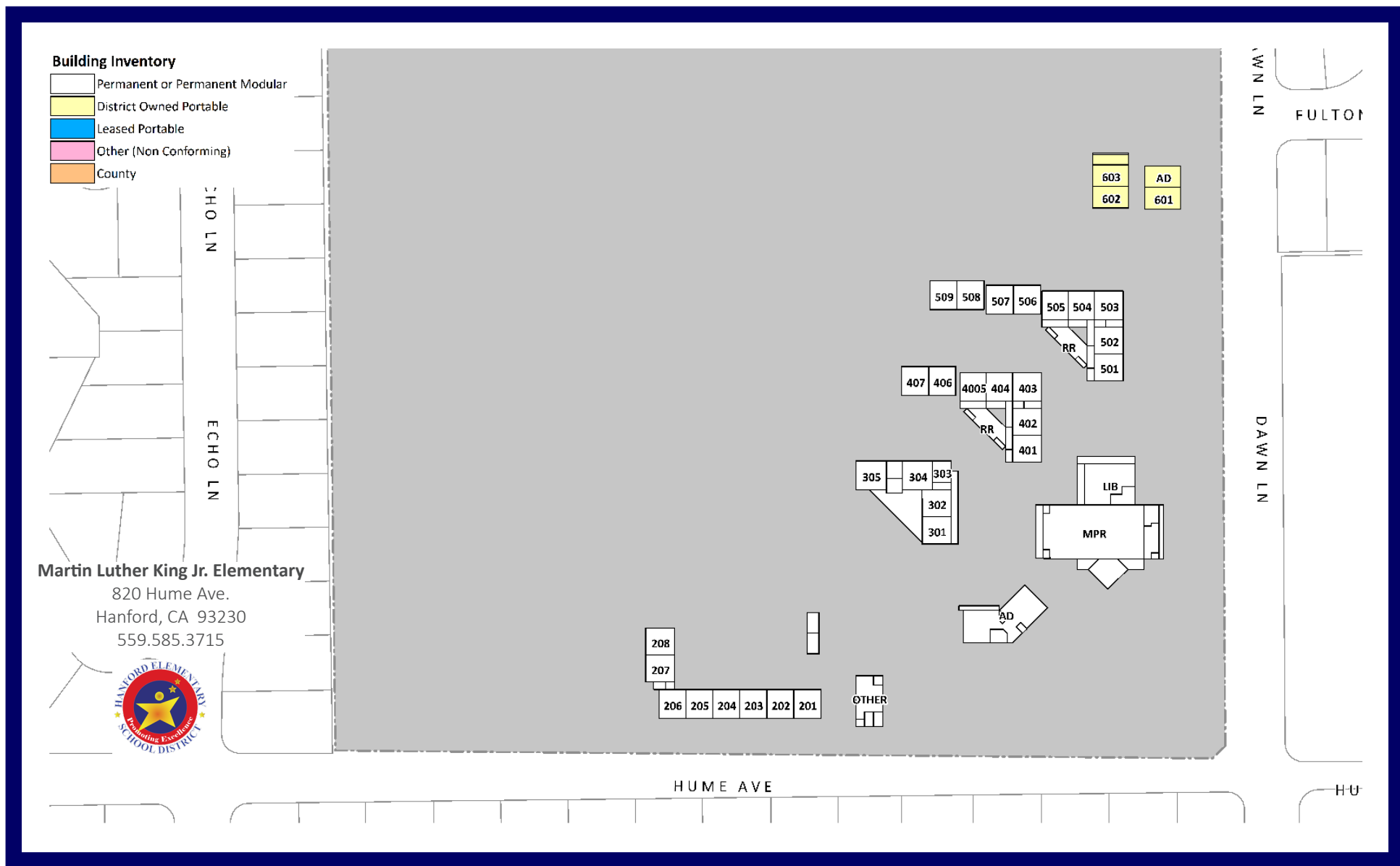
The individual school site enrollment projections are based on the October 2021 demographic study. This chart shows four (4) years of historic enrollment and the six (6) year enrollment projection.

The net classroom capacity (black line) is calculated by taking the number of permanent teaching stations and multiplying that by the District's loading standards for facility planning. The net capacity may not include other classroom-sized spaces on campus that are currently designated for specialized district pull-out programs.





MARTIN LUTHER KING JR. ELEMENTARY - EXISTING SITE PLAN





Section 4

Facilities Assessment

MARTIN LUTHER KING JR. ELEMENTARY - FACILITY INVENTORY

Martin Luther King Jr. Elementary Site Statistics	
Year Built	1993
Total Building Area	54364
Site Acres	11.7
Grades	TK-6
2021/2022 Enrollment	0
Campus Classroom Count	32
Permanent	28
District Portables	4
Total Classroom Space	31285
Permanent Classrooms	27445
District Owned Portables	3840
Leased Portables	0
Total Support Space	23079
Admin / Faculty	3123
Multipurpose / Cafeteria	6602
Library	2113
Restrooms	4358
Gymnasium	0
Support Spaces	2693
Other	4190
Total	54364

Martin Luther King Jr. Elementary Building Inventory		Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count
Office		1993			1	3506	0
Cafeteria-Library		1993			1	12127	0
Building 200 (201-208)		2019			1	7897	8
Building 200 Restrooms		2019			1	595	0
Building 300 (301-305)		1993			1	5623	4
Building 400 (401-405)		1993			1	6657	5
Building 400 (406-407) Modular		1993			1	1920	2
Building 500 (501-505)		1993			1	6657	5
Building 500 (506-507) Modular		1993			1	1920	2
Building 500 (508-509) Modular		1996			1	1920	2
Shelly Baird Building		1999			1	1702	0
Community Day 603 (District Owned)		2008			2	960	1
Community Day 604 (District Owned)		2008			2	960	1
Community Day 605 (District Owned)		2008			2	960	1
Community Day 606 (District Owned)		2008			2	960	1
Totals						54364	32

The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using State funds and when they may be eligible for additional State modernization eligibility. Modernization eligibility is generated by the age of a building. Permanent building eligibility is generated for buildings over the age of 25 years or 25 years from the last State modernization funding for that building. Portable building eligibility is generated for buildings over the age of 20 years old.



MARTIN LUTHER KING JR. ELEMENTARY - SITE ASSESSMENT

Facilities Assessment

The site assessment has identified a total of **\$1,003,990** in facilities improvement projects at Martin Luther Kings Jr. Elementary. The school was built in 1993 and has seen several additions since. A new classroom wing (Building 200) and restroom facility was built in 2019.

The facilities assessment team conducted a comprehensive walk-through of the campus and examined the condition of critical components such as HVAC, roofing, ADA compliance, fire, life, safety and school security. Cost estimates are given to those items that were identified as either needing repair or replacement because they are no longer functional or safe, or general improvements that result in extending the useful life of a system.

Facilities of high use and foot traffic, such as instructional spaces, libraries, athletic facilities and restrooms, often require additional interior upgrades that go beyond yearly maintenance. This is especially evident in facilities constructed or modernized over 25 years ago. In these cases, the assessment includes costs estimates to modernize and refresh certain interior spaces. These costs can include upgrades to flooring, paint, casework, plumbing, and electrical to keep up with 21st Century technologies.

A detailed scope of work list and cost estimate summary is outlined on page 64 under the master plan details.



Add electronic marquee



Grind and repave loading zones

Section 4

Facilities Assessment

MARTIN LUTHER KING JR. ELEMENTARY - SITE ASSESSMENT



Upgrade interior lighting to LED



Remove exterior walk-off mats



Remove lighting control relay switches, direct
switch all new lights



Replace drinking fountains with ADA compliant
stations

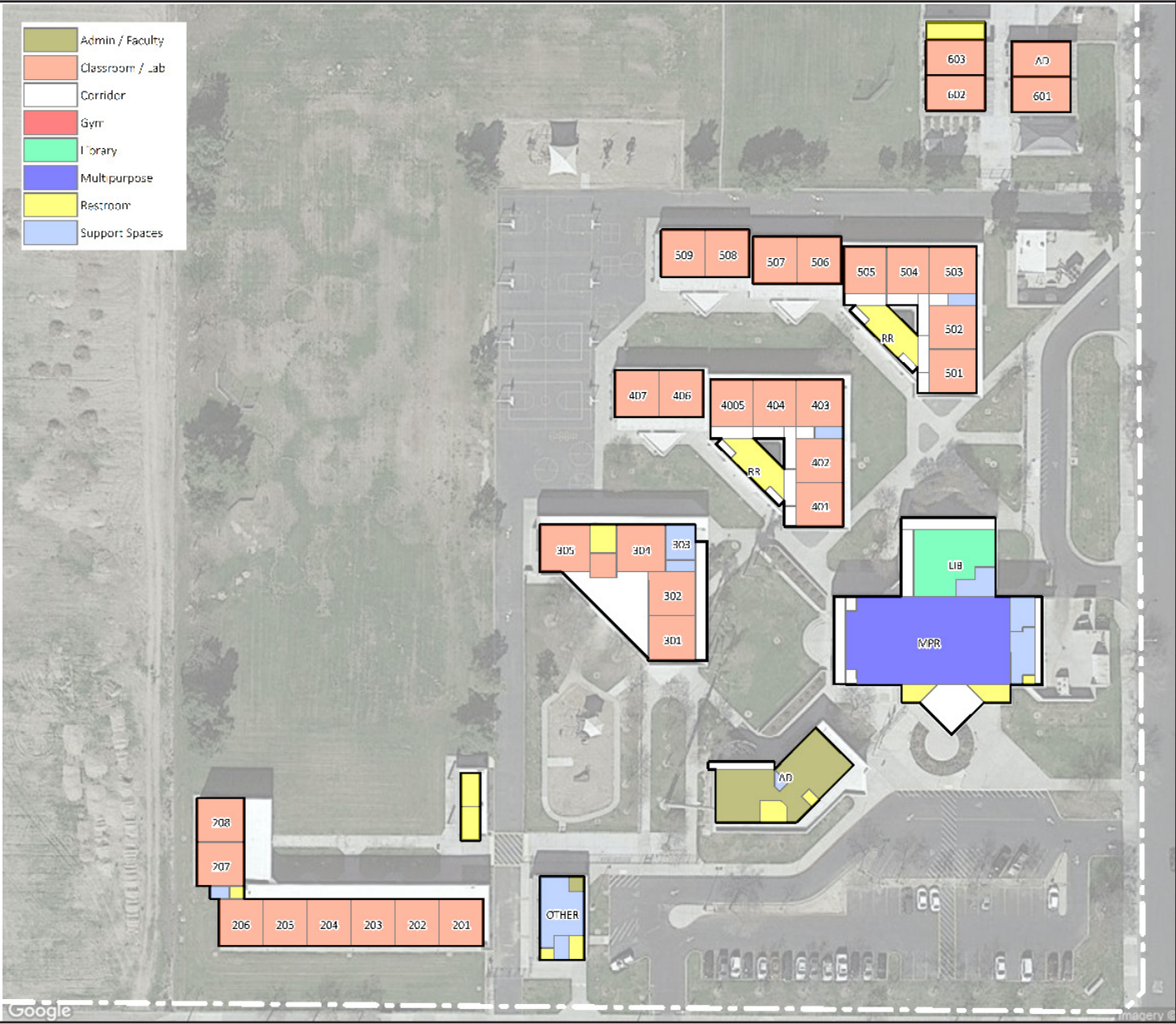


Replace VCT flooring with LVT



MARTIN LUTHER KING JR. ELEMENTARY - MASTER PLAN SUMMARY

Facilities Assessment



Martin Luther King Jr. Elementary Cost Estimate Summary	
Site Systems	Estimate
Flatwork	\$44,200
Parking & Traffic Circulation	\$95,940
Security & Safety	\$166,400
ADA compliance (excluding restrooms)	\$88,400
Building Systems	
HVAC	\$77,350
Room Systems	
Instructional Spaces Interior Upgrades	\$195,000
Support Services Interior Upgrades	\$37,700
Restroom Interior Upgrades	\$130,000
Cafeteria/MPR Interior Upgrades	\$123,500
Library Interior Upgrades	\$45,500
Modernization Total	\$1,003,990
Total Estimated Cost	\$1,003,990

Martin Luther King Jr. Elementary Modernization Eligibility	
Modernization Eligibility (2028)	Estimate
State Match 60%	\$3,064,944
Local Match 40%	\$2,043,296
Project Total	\$5,108,240

Martin Luther King Jr. Elementary
820 Hume Ave.
Hanford, CA 93230
559.585.3715





Section 4

Facilities Assessment

MARTIN LUTHER KING JR. ELEMENTARY - MASTER PLAN DETAILS

Martin Luther King Jr. Elementary Assessment Details					
Project Name	Category	Subcategory	Description	Area/Units	Estimate
Sitework	Security & Safety	Intercom Phones	Upgrade bell/intercom system to full IP system, replace main board and speakers		\$97,500
Sitework	Parking & Traffic Circulation	None	Grind and repave loading zones (bus & parent)	8200 SF	\$95,940
Sitework	ADA compliance (excluding restrooms)	Drinking Fountains	Replace drinking fountains with ADA compliant fountains	6 EA	\$23,400
Sitework	ADA compliance (excluding restrooms)	Path Of Travel	Hold \$ allowance for ADA path of travel improvements		\$65,000
Sitework	Security & Safety	Signage and Marquee	Add electronic marquee		\$68,900
Sitework	Flatwork	None	Remove exterior walk off mats, remove and repour depressed slab area		\$44,200
Office	HVAC	None	Replace HVAC units, replace air ducts and air balance	3 EA	\$77,350
Building 200 (201-208)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$52,000
Building 300 (301-305)	Instructional Spaces Interior Upgrades	Cabinetry	Remove casework islands in kindergarten rooms (304 & 305), replace flooring in classrooms, interior hallway and restrooms		\$26,000
Building 300 (301-305)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$26,000
Building 400 (401-405)	Restroom Interior Upgrades	ADA Compliance	Remodel student restrooms for ADA (x2)		\$130,000
Building 400 (401-405)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$26,000
Building 400 (406-407)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$13,000
Building 500 (501-505)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$26,000
Building 500 (506-507)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$13,000
Building 500 (508-509)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$13,000
Cafeteria-Library	Cafeteria/MPR Interior Upgrades	Flooring	Replace dining hall VCT floor with LVT	6000 SF	\$39,000
Cafeteria-Library	Library Interior Upgrades	Lighting	Upgrade interior lights to LED		\$32,500
Cafeteria-Library	Cafeteria/MPR Interior Upgrades	Lighting	Upgrade interior lights to LED, Remove lighting control relay switches, direct switch all new lights		\$52,000
Cafeteria-Library	Library Interior Upgrades	Other	Remove carpet on library walls (1/2 room), Add tackboard to walls		\$13,000
Cafeteria-Library	Cafeteria/MPR Interior Upgrades	Other	Upgrade A/V equipment (screen, projector, speakers)		\$32,500
Office	Support Services Interior Upgrades	Lighting	Upgrade interior lights to LED		\$5,200
Office	Support Services Interior Upgrades	Other	Resurface lobby and hallway areas, remove carpet on reception counters, remove wallpaper, texture and paint walls		\$32,500
Total					1,003,990

Project Categories: Health & Safety Essential Operations Maintenance

Cost estimates are based on 2021 construction rates and are determined by a combination of local knowledge of the region and the Saylor construction guide. Estimates may vary depending on final scope, labor costs, types of materials used and timing of projects. Totals include construction costs and support costs, which include architect fees, engineering, testing, inspection and DSA fees. The total estimated costs do not take into account inflation. It is recommended the District consult with both the Architect and Construction Manager before any budgets are finalized.



Monroe Elementary School

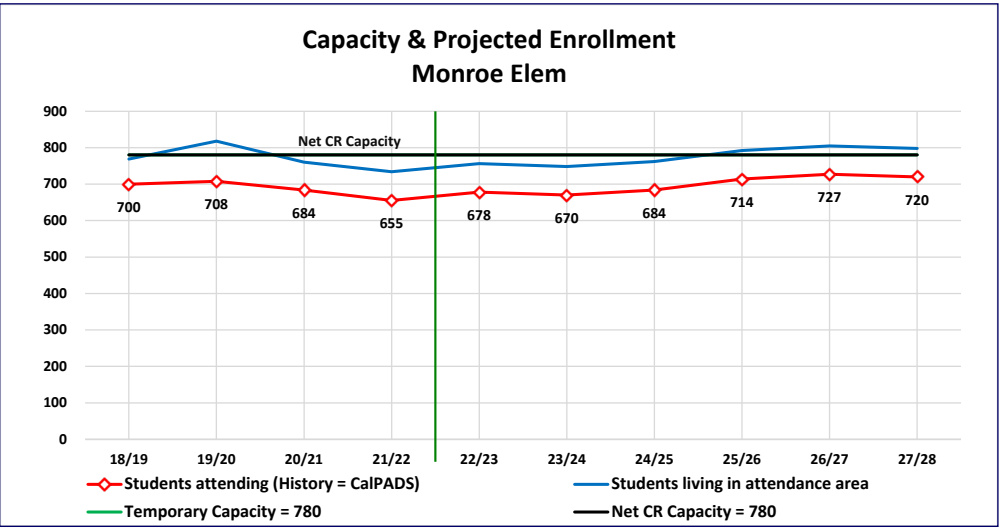


300 Monroe Drive, Hanford, CA 93230 559.585.3745

Section 4

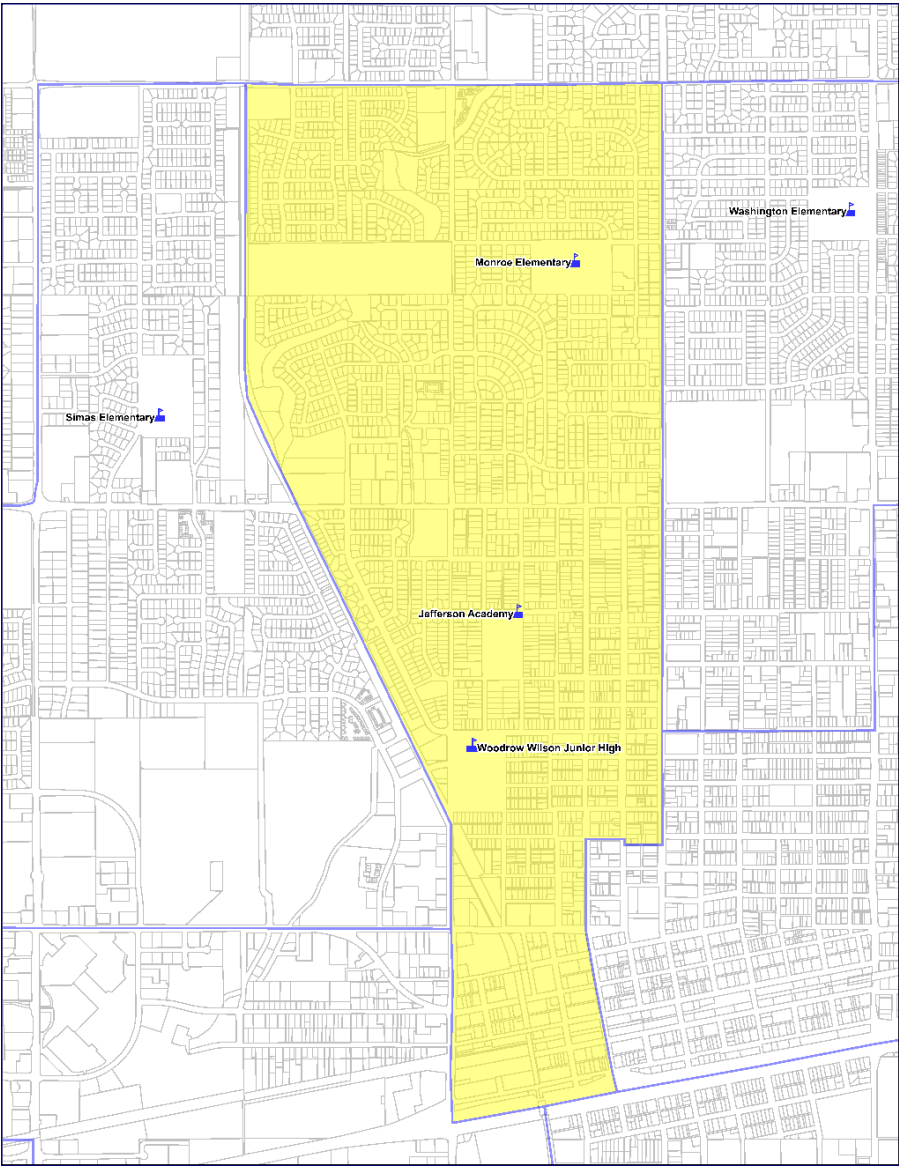
Facilities Assessment

MONROE ELEMENTARY - ENROLLMENT PROJECTIONS



The individual school site enrollment projections are based on the October 2021 demographic study. This chart shows four (4) years of historic enrollment and the six (6) year enrollment projection.

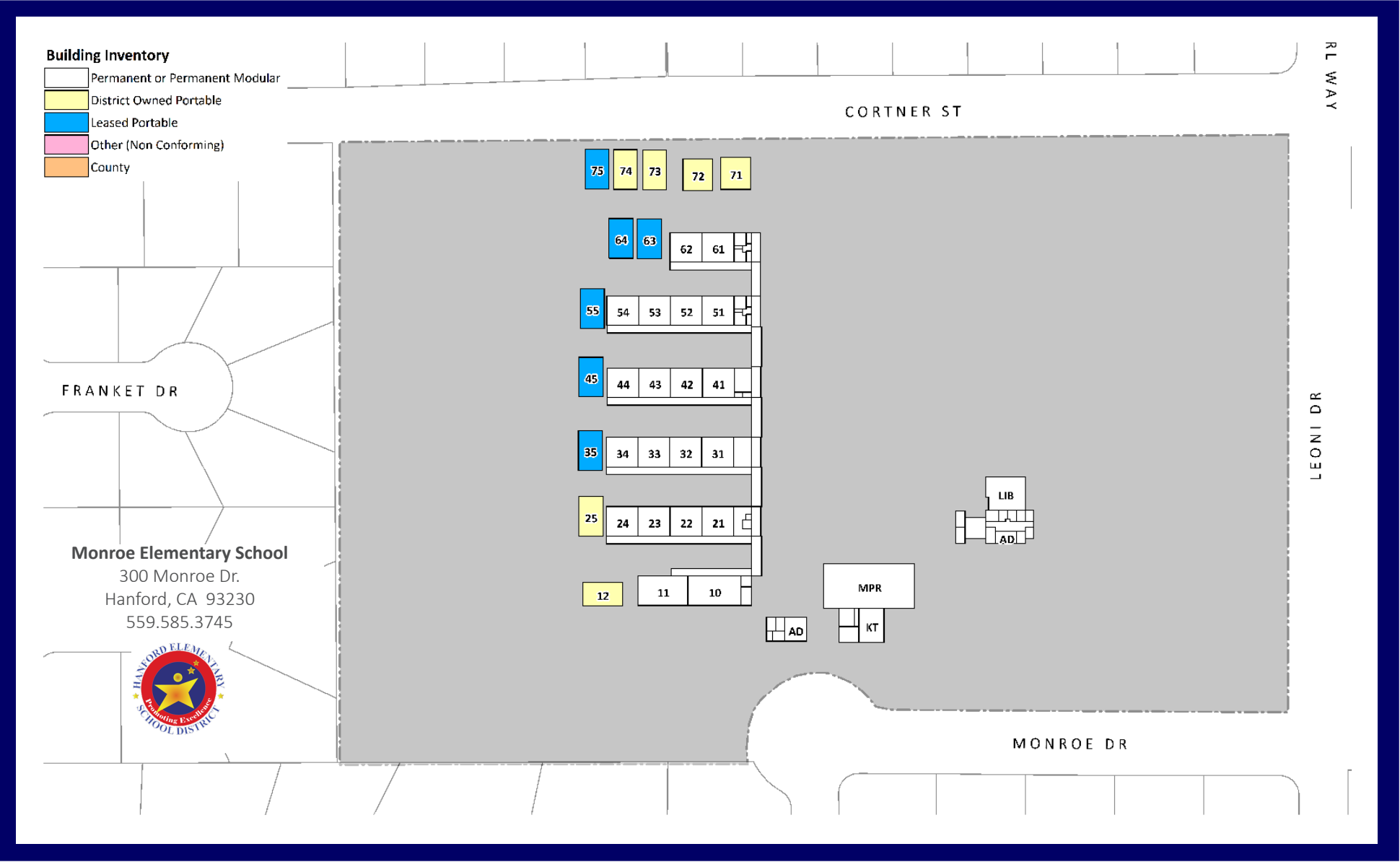
The net classroom capacity (black line) is calculated by taking the number of permanent teaching stations and multiplying that by the District's loading standards for facility planning. The net capacity may not include other classroom-sized spaces on campus that are currently designated for specialized district pull-out programs.





MONROE ELEMENTARY - EXISTING SITE PLAN

Facilities Assessment





Section 4

Facilities Assessment

MONROE ELEMENTARY - FACILITY INVENTORY

Monroe Elementary Site Statistics	
Year Built	1951
Total Building Area	46553
Site Acres	13.11
Grades	TK-6
2021/2022 Enrollment	0
Campus Classroom Count	31
Permanent	20
District Portables	5
Leased Portables	6
Total Classroom Space	31910
Permanent Classrooms	21350
District Owned Portables	4800
Leased Portables	5760
Total Support Space	14643
Admin / Faculty	2383
Multipurpose / Cafeteria	4109
Library	1317
Restrooms	2302
Gymnasium	0
Support Spaces	2091
Other	2441
Total	46553

Monroe Elementary Building Inventory	Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count
Office-Library	2018			1	3200	0
Cafeteria-Multipurpose	1964			1	5681	0
Staff Lounge	1964			1	960	0
Building 10 (10-12)	1951	1988	LPP	1	3765	2
Building 20 (21-24)	1951	1988	LPP	1	4840	4
Building 30 (31-34)	1958	1988	LPP	1	4978	4
Building 40 (41-44)	1958			1	4885	4
Building 50 (51-54)	1963			1	4885	4
Building 60 (61-62)	1964			1	2799	2
Portable 25 (District Owned)	1991			2	960	1
Portable 35 (Leased)	2007			2	960	1
Portable 45 (Leased)	2007			2	960	1
Portable 55 (Leased)	2007			2	960	1
Portable 63 (Leased)	1986			2	960	1
Portable 64 (Leased)	2007			2	960	1
Portable 71 (District Owned)	1974			2	960	1
Portable 72 (District Owned)	1974			2	960	1
Portable 73 (Leased)	1998			2	960	1
Portable 74 (District Owned)	1998			2	960	1
Portable 75 (District Owned)	2007			2	960	1
Totals					46553	31

The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using State funds and when they may be eligible for additional State modernization eligibility. Modernization eligibility is generated by the age of a building. Permanent building eligibility is generated for buildings over the age of 25 years or 25 years from the last State modernization funding for that building. Portable building eligibility is generated for buildings over the age of 20 years old.



MONROE ELEMENTARY - SITE ASSESSMENT

Facilities Assessment

The site assessment has identified a total of **\$8,003,164** in facilities improvement projects at Monroe Elementary. This includes **\$5,240,664** for modernization and improvement of existing facilities and **\$2,762,500** for the new construction of a new kindergarten classroom wing. The school was built in 1951 and has seen several additions since. A Substantial modernization projects occurred in 1988. In 2018 a new administration/library building was completed.

The facilities assessment team conducted a comprehensive walk-through of the campus and examined the condition of critical components such as HVAC, roofing, ADA compliance, fire, life, safety and school security. Cost estimates are given to those items that were identified as either needing repair or replacement because they are no longer functional or safe, or general improvements that result in extending the useful life of a system.

Facilities of high use and foot traffic, such as instructional spaces, libraries, athletic facilities and restrooms, often require additional interior upgrades that go beyond yearly maintenance. This is especially evident in facilities constructed or modernized over 25 years ago. In these cases, the assessment includes costs estimates to modernize and refresh certain interior spaces. These costs can include upgrades to flooring, paint, casework, plumbing, and electrical to keep up with 21st Century technologies.

The new facilities category provides an overview of potential future master-planned projects. This includes identifying new facilities to accommodate growth, technology, changes in educational specifications, replacing existing facilities that can no longer provide a safe or functional educational experience, or building facilities that are entirely absent from a campus altogether.

A detailed scope of work list and cost estimate summary is outlined on pages 72 and 73 under the master plan details.



Add new electronic marquee



New administration-library building (2018)

Section 4

Facilities Assessment

MONROE ELEMENTARY - SITE ASSESSMENT



Replace drinking fountains with ADA compliant stations



Upgrade interior lighting to LED



Remodel multipurpose building restroom for ADA compliance



Eliminate window walls



Replace roofs



Replace multipurpose room VCT floor with LVT



MONROE ELEMENTARY - MASTER PLAN SUMMARY

Facilities Assessment



Monroe Elementary Cost Estimate Summary	
Site Systems	Estimate
Playground	\$208,000
Security & Safety	\$68,900
ADA compliance (excluding restrooms)	\$23,400
Outdoor Facilities	\$123,500
Building Systems	
Roofing	\$1,286,064
HVAC	\$113,750
Exterior Upgrades	\$1,991,600
Room Systems	
Instructional Spaces Interior Upgrades	\$597,350
Restroom Interior Upgrades	\$717,600
Cafeteria/MPR Interior Upgrades	\$110,500
Modernization Total	\$5,240,664

New Facilities	Estimate
Classrooms (Future new Kinder Wing)	\$2,762,500
New Facilities Total	\$2,762,500

Total Estimated Cost	\$8,003,164
-----------------------------	--------------------

Monroe Elementary Modernization Eligibility	
Modernization Eligibility (2028)	Estimate
State Match 60%	\$3,938,453
Local Match 40%	\$2,625,635
Project Total	\$6,564,088

Monroe Elementary School
300 Monroe Dr.
Hanford, CA 93230
559.585.3745





Section 4

Facilities Assessment

MONROE ELEMENTARY - MASTER PLAN DETAILS

Monroe Elementary Assessment Details					
Project Name	Category	Subcategory	Description	Area/Units	Estimate
Sitework	Security & Safety	Signage and Marquee	Add electronic marquee		\$68,900
Sitework	ADA compliance (excluding restrooms)	Drinking Fountains	Replace drinking fountains with ADA compliant fountains (6 total, including 4 near restrooms)	6 EA	\$23,400
Sitework	Playground	None	Replace playground equipment for lower and upper grades	2 EA	\$208,000
Sitework	Outdoor Facilities	Concessions	Add shade structure (Will be completed in 2022)	1200 SF	\$123,500
Building 10 (10-12)	Exterior Upgrades	Windows	Replace windows, eliminate window walls	1060 SF	\$206,700
Building 10 (10-12)	HVAC	None	Replace HVAC units	2 EA	\$39,000
Building 10 (10-12)	Roofing	None	Replace roof	5000 SF	\$149,500
Building 20 (21-24)	Exterior Upgrades	Windows	Replace windows, eliminate window walls	1920 SF	\$374,400
Building 20 (21-24)	Roofing	None	Replace roof on covered walkway	8000 SF	\$291,200
Building 20 (21-24)	Roofing	None	Replace roof	6000 SF	\$179,400
Building 30 (31-34)	Exterior Upgrades	Windows	Replace windows, eliminate window walls	1920 SF	\$374,400
Building 30 (31-34)	Roofing	None	Replace roof	6000 SF	\$179,400
Building 40 (41-44)	Exterior Upgrades	Windows	Replace windows, eliminate window walls	1920 SF	\$374,400
Building 40 (41-44)	Roofing	None	Replace roof	6000 SF	\$179,400
Building 50 (51-54)	Exterior Upgrades	Windows	Replace windows, eliminate window walls	1920 SF	\$374,400
Building 50 (51-54)	Roofing	None	Replace roof	6000 SF	\$179,400
Building 60 (61-62)	Exterior Upgrades	Windows	Replace windows, eliminate window walls	960 SF	\$187,200
Building 60 (61-62)	Roofing	None	Replace roof	3000 SF	\$89,700
Cafeteria-Multipurpose	Roofing	None	Repair dry rot on glue-lam rafter ends, add sheet metal cap	8 EA	\$15,600
Portable 25	HVAC	None	Replace wall mount HVAC units (x5)	5 EA	\$74,750
Portable 25	Roofing	None	Install rain gutters to alleviate flooding around portables (x9)	1152 LF	\$22,464
Building 10 (10-12)	Exterior Upgrades	Doors	Replace doors and door hardware	4 EA	\$18,200
Building 20 (21-24)	Exterior Upgrades	Doors	Replace doors and door hardware	4 EA	\$18,200
Building 30 (31-34)	Exterior Upgrades	Doors	Replace doors and door hardware	4 EA	\$18,200
Building 40 (41-44)	Exterior Upgrades	Doors	Replace doors and door hardware	4 EA	\$18,200
Building 50 (51-54)	Exterior Upgrades	Doors	Replace doors and door hardware	4 EA	\$18,200
Building 60 (61-62)	Exterior Upgrades	Doors	Replace doors and door hardware	2 EA	\$9,100

Project Categories: Health & Safety Essential Operations Maintenance

Cost estimates are based on 2021 construction rates and are determined by a combination of local knowledge of the region and the Saylor construction guide. Estimates may vary depending on final scope, labor costs, types of materials used and timing of projects. Totals include construction costs and support costs, which include architect fees, engineering, testing, inspection and DSA fees. The total estimated costs do not take into account inflation. It is recommended the District consult with both the Architect and Construction Manager before any budgets are finalized.



MONROE ELEMENTARY - MASTER PLAN DETAILS (CONT.)

Facilities Assessment

<u>Monroe Elementary Assessment Details</u>						
Project Name	Category	Subcategory	Description	Area/Units	Estimate	
Building 10 (10-12)	Instructional Spaces Interior Upgrades	Other	Resurface interiors (floors, walls, ceiling tiles), old floors require abatement		\$52,000	
Building 20 (21-24)	Instructional Spaces Interior Upgrades	Other	Resurface interiors (floors, walls, ceiling tiles), old floors require abatement		\$97,500	
Building 20 (21-24)	Restroom Interior Upgrades	Painting	Remodel student restrooms for ADA, replace drinking fountain with ADA compliant fountain		\$133,900	
Building 30 (31-34)	Restroom Interior Upgrades	ADA Compliance	Remodel student restrooms for ADA, replace drinking fountain with ADA compliant fountain		\$133,900	
Building 30 (31-34)	Instructional Spaces Interior Upgrades	Other	Resurface interiors (floors, walls, ceiling tiles), old floors require abatement		\$97,500	
Building 40 (41-44)	Instructional Spaces Interior Upgrades	Other	Resurface interiors (floors, walls, ceiling tiles), old floors require abatement		\$97,500	
Building 40 (41-44)	Restroom Interior Upgrades	Painting	Remodel student restrooms for ADA, replace drinking fountain with ADA compliant fountain		\$133,900	
Building 50 (51-54)	Restroom Interior Upgrades	ADA Compliance	Remodel student restrooms for ADA, replace drinking fountain with ADA compliant fountain		\$133,900	
Building 50 (51-54)	Instructional Spaces Interior Upgrades	Other	Resurface interiors (floors, walls, ceiling tiles), old floors require abatement		\$97,500	
Building 60 (61-62)	Instructional Spaces Interior Upgrades	Other	Resurface interiors (floors, walls, ceiling tiles), old floors require abatement		\$48,750	
Cafeteria-Multipurpose	Restroom Interior Upgrades	ADA Compliance	Remodel interior restrooms for ADA		\$182,000	
Building 10 (10-12)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$13,000	
Building 20 (21-24)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$20,800	
Building 30 (31-34)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$20,800	
Building 40 (41-44)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$20,800	
Building 50 (51-54)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$20,800	
Building 60 (61-62)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$10,400	
Cafeteria-Multipurpose	Cafeteria/MPR Interior Upgrades	Flooring	Replace VCT flooring with LVT		\$32,500	
Cafeteria-Multipurpose	Cafeteria/MPR Interior Upgrades	Lighting	Upgrade interior lights to LED		\$39,000	
Cafeteria-Multipurpose	Cafeteria/MPR Interior Upgrades	Lighting	Replace stage lights		\$39,000	
New Facility		Classrooms	Add new Kindergarten wing for growth when necessary, 3 classrooms with internal restrooms	4250	\$2,762,500	
Total						\$8,003,164

Project Categories: Health & Safety Essential Operations Maintenance New Facilities

Cost estimates are based on 2021 construction rates and are determined by a combination of local knowledge of the region and the Saylor construction guide. Estimates may vary depending on final scope, labor costs, types of materials used and timing of projects. Totals include construction costs and support costs, which include architect fees, engineering, testing, inspection and DSA fees. The total estimated costs do not take into account inflation. It is recommended the District consult with both the Architect and Construction Manager before any budgets are finalized.



Section 4

Facilities Assessment

MONROE ELEMENTARY - MASTER PLAN DETAILS

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Roosevelt Elementary School



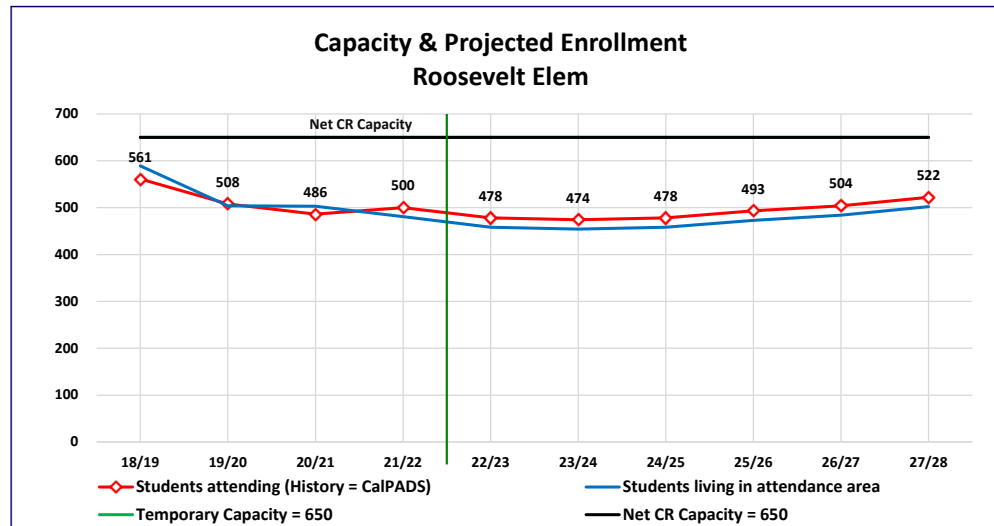
870 W. Davis Street, Hanford, CA 93230 559.585.3775



Section 4

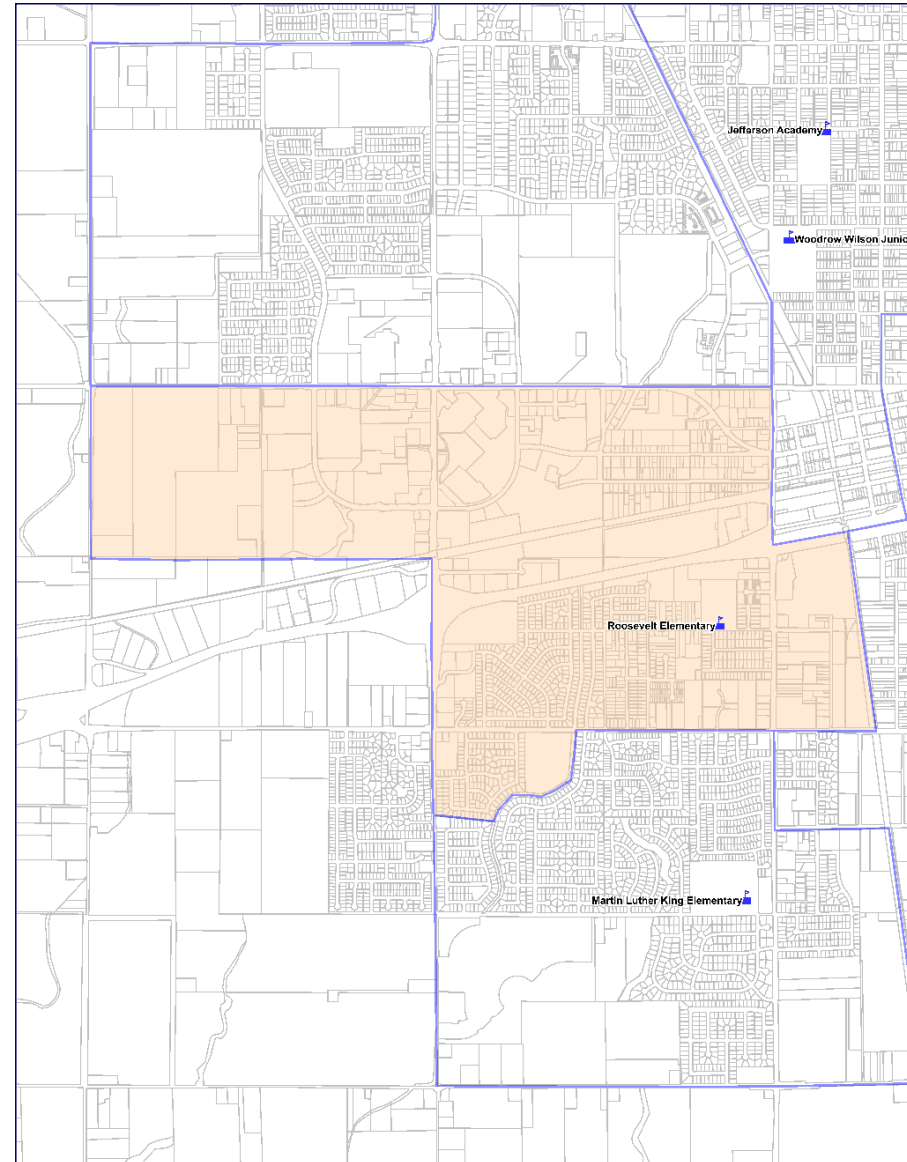
Facilities Assessment

ROOSEVELT ELEMENTARY - ENROLLMENT PROJECTIONS



The individual school site enrollment projections are based on the October 2021 demographic study. This chart shows four (4) years of historic enrollment and the six (6) year enrollment projection.

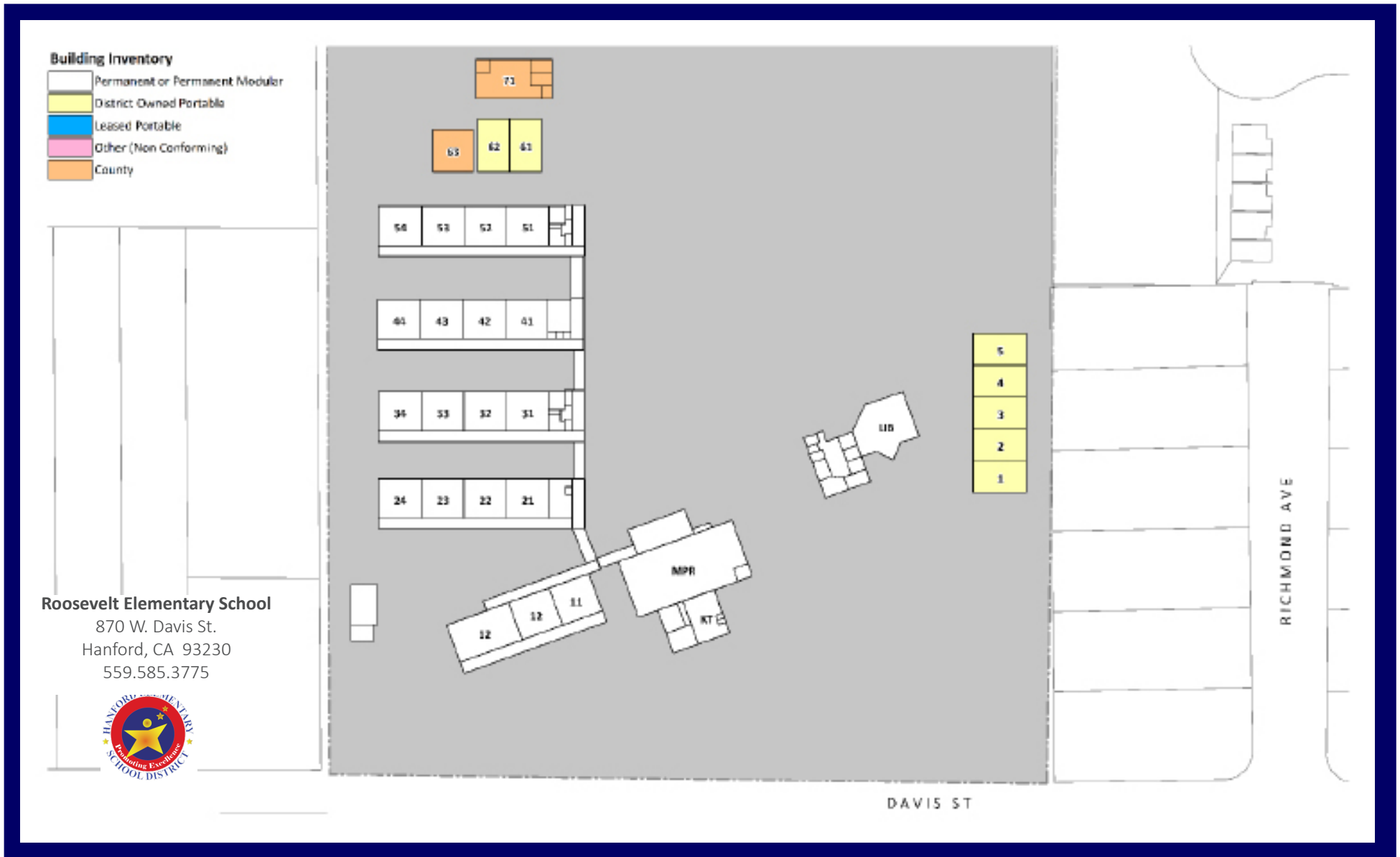
The net classroom capacity (black line) is calculated by taking the number of permanent teaching stations and multiplying that by the District's loading standards for facility planning. The net capacity may not include other classroom-sized spaces on campus that are currently designated for specialized district pull-out programs.





ROOSEVELT ELEMENTARY - EXISTING SITE PLAN

Facilities Assessment





Section 4

Facilities Assessment

ROOSEVELT ELEMENTARY - FACILITY INVENTORY

Roosevelt Elementary Site Statistics	
Year Built	1951
Total Building Area	42529
Site Acres	9.6
Grades	TK-6
2021/2022 Enrollment	0
Campus Classroom Count	26
Permanent	19
District Portables	7
Total Classroom Space	26743
Permanent Classrooms	20023
District Owned Portables	6720
Leased Portables	0
Total Support Space	15786
Admin / Faculty	2232
Multipurpose / Cafeteria	3989
Library	1640
Restrooms	1917
Gymnasium	0
Support Spaces	3191
Other	2817
Total	42529

Roosevelt Elementary Building Inventory	Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count
Office-Library	2001			1	3207	0
Cafeteria-Multipurpose	1961			1	6069	0
Building 10 (11-12)	1951	1987	LPP	1	4231	3
Building 20 (21-24)	1951	1987	LPP	1	4920	4
Building 30 (31-34)	1958	2022	SFP	1	4900	4
Building 40 (41-44)	1962	2022	SFP	1	4995	4
Building 50 (51-54)	1962	2022	SFP	1	4818	4
Portable 1 (District Owned)	2001			2	960	1
Portable 2 (District Owned)	2001			2	960	1
Portable 3 (District Owned)	2001			2	960	1
Portable 4 (District Owned)	2001			2	960	1
Portable 5 (District Owned)	2001			2	960	1
Portable 61 (District Owned)	1991			2	960	1
Portable 62 (District Owned)	1991			2	960	1
Portable 63	1968		County	2	960	1
Shelly Baird 71	1986		County	1	1709	0
Totals					42529	27

The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using State funds and when they may be eligible for additional State modernization eligibility. Modernization eligibility is generated by the age of a building. Permanent building eligibility is generated for buildings over the age of 25 years or 25 years from the last State modernization funding for that building. Portable building eligibility is generated for buildings over the age of 20 years old.



ROOSEVELT ELEMENTARY - SITE ASSESSMENT

Facilities Assessment

The site assessment has identified a total of **\$9,680,410** in facilities improvement projects at Roosevelt Elementary. This includes **\$5,130,410** for modernization and improvement of existing facilities and **\$4,550,000** for the new construction of a new classroom wing replacing old portables. The school was built in 1951 and has seen several additions since. A Substantial modernization projects occurred in 1987 and will go undergo a modernization project in 2022.

The facilities assessment team conducted a comprehensive walk-through of the campus and examined the condition of critical components such as HVAC, roofing, ADA compliance, fire, life, safety and school security. Cost estimates are given to those items that were identified as either needing repair or replacement because they are no longer functional or safe, or general improvements that result in extending the useful life of a system.

Facilities of high use and foot traffic, such as instructional spaces, libraries, athletic facilities and restrooms, often require additional interior upgrades that go beyond yearly maintenance. This is especially evident in facilities constructed or modernized over 25 years ago. In these cases, the assessment includes costs estimates to modernize and refresh certain interior spaces. These costs can include upgrades to flooring, paint, casework, plumbing, and electrical to keep up with 21st Century technologies.

The new facilities category provides an overview of potential future master-planned projects. This includes identifying new facilities to accommodate growth, technology, changes in educational specifications, replacing existing facilities that can no longer provide a safe or functional educational experience, or building facilities that are entirely absent from a campus altogether.

A detailed scope of work list and cost estimate summary is outlined on page 82 under the master plan details.



Add electronic marquee



Grind and repave loading zone

Section 4

Facilities Assessment

ROOSEVELT ELEMENTARY - SITE ASSESSMENT



Replace drinking fountains with ADA compliant stations



Replace original window systems



Replace roofs



Modernize interior classroom spaces



Remodel restroom interiors



Replace portables with new construction



ROOSEVELT ELEMENTARY - MASTER PLAN SUMMARY

Facilities Assessment



Roosevelt Elementary Cost Estimate Summary	
Site Systems	Estimate
Playground	\$208,000
Parking & Traffic Circulation	\$75,400
Security & Safety	\$94,900
ADA compliance (excluding restrooms)	\$19,500
Outdoor Facilities	\$156,000
Building Systems	
Roofing	\$1,058,980
HVAC	\$450,450
Exterior Upgrades	\$123,500
Room Systems	
Instructional Spaces Interior Upgrades	\$2,716,180
Support Services Interior Upgrades	\$58,500
Restroom Interior Upgrades	\$130,000
Cafeteria/MPR Interior Upgrades	\$39,000
Modernization Total	\$5,130,410
New Facilities	
Estimate	
Classrooms (Replace portables)	\$4,550,000
New Facilities Total	\$4,550,000
Total Estimated Cost	\$9,680,410
Roosevelt Elementary Modernization Eligibility	
Modernization Eligibility (2028)	Estimate
State Match 60%	\$1,404,766
Local Match 40%	\$936,511
Project Total	\$2,341,277
* A modernization project at Roosevelt Elementary for \$1,205,134 is on the State acknowledged list	
Roosevelt Elementary School	
870 W. Davis St.	
Hanford, CA 93230	
559.585.3775	



Section 4

Facilities Assessment

ROOSEVELT ELEMENTARY - MASTER PLAN DETAILS

Roosevelt Elementary Assessment Details						
Project Name	Category	Subcategory	Description	Area/Units	Estimate	
Sitework	Security & Safety	Signage and Marquee	Add electronic marquee		\$68,900	
Sitework	Security & Safety	Fire Security Alarm	If not replaced, then connect portables to campus fire alarm system		\$26,000	
Sitework	Parking & Traffic Circulation	None	Grind and repave bus loading zone	6000 SF	\$75,400	
Sitework	ADA compliance (excluding restrooms)	Drinking Fountains	Replace drinking fountains with ADA compliant fountains	5 EA	\$19,500	
Sitework	Playground	None	Replace playground equipment	2 EA	\$208,000	
			Create student waiting area for parent pickup, add shade structure and benches, add sidewalk from Admin to bus loading zone (lawn south of Cafe)			\$156,000
Sitework	Outdoor Facilities	Concessions				
Building 10 (11-120)	Exterior Upgrades	Windows	Replace original windows with dual pane windows	1200 SF	\$123,500	
Building 10 (11-120)	HVAC	None	Replace HVAC units	3 EA	\$64,350	
Building 10 (11-120)	Roofing	None	Replace roof	5000 SF	\$149,500	
Building 20 (21-24)	HVAC	None	Replace HVAC units	4 EA	\$85,800	
Building 20 (21-24)	Roofing	None	Replace roof on covered walkway	5400 SF	\$196,560	
Building 20 (21-24)	Roofing	None	Replace roof	5700 SF	\$170,430	
Building 30 (31-34)	HVAC	None	Replace HVAC units	4 EA	\$85,800	
Building 30 (31-34)	Roofing	None	Replace roof	5700 SF	\$170,430	
Building 40 (41-44)	HVAC	None	Replace HVAC units	4 EA	\$85,800	
Building 40 (41-44)	Roofing	None	Replace roof	5700 SF	\$170,430	
Building 50 (51-54)	HVAC	None	Replace HVAC units	4 EA	\$85,800	
Building 50 (51-54)	Roofing	None	Replace roof	5700 SF	\$170,430	
Office-Library	HVAC	None	Replace HVAC units	2 EA	\$42,900	
Cafeteria-Multipurpose	Roofing	None	Replace corrugated metal roof deck on Cafe patio	1000 SF	\$31,200	
Building 10 (11-120)	Instructional Spaces Interior Upgrades	Other	Phase 2 Modernization: windows, doors, interior surfaces, lighting, casework, paint, restrooms, ADA compliance, convert old office into new teacher resource room	4231 SF	\$1,012,000	
Building 20 (21-24)	Instructional Spaces Interior Upgrades	Other	Phase 1 Modernization: windows, doors, interior surfaces, lighting, casework, paint, restrooms, ADA compliance	4920 SF	\$529,000	
Building 30 (31-34)	Instructional Spaces Interior Upgrades	Other	Phase 1 Modernization: windows, doors, lighting, casework, paint, restrooms, ADA compliance	4900 SF	\$349,000	
Building 40 (41-44)	Instructional Spaces Interior Upgrades	Other	Phase 1 Modernization: windows, doors, lighting, casework, paint, restrooms, ADA compliance	4995 SF	\$427,000	
Building 50 (51-54)	Instructional Spaces Interior Upgrades	Other	Phase 1 Modernization: windows, doors, lighting, paint, restrooms, ADA compliance	4818 SF	\$349,000	
Cafeteria-Multipurpose	Restroom Interior Upgrades	ADA Compliance	Remodel student restrooms for ADA (x2)		\$130,000	
Building 10 (11-120)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$11,180	
Building 10 (11-120)	Instructional Spaces Interior Upgrades	Other	Resurface interior (floors, walls, ceiling tiles)		\$39,000	
Cafeteria-Multipurpose	Cafeteria/MPR Interior Upgrades	Lighting	Upgrade interior lights to LED		\$39,000	
Office-Library	Support Services Interior Upgrades	Lighting	Upgrade interior lights to LED		\$26,000	
Office-Library	Support Services Interior Upgrades	Other	Resurface lobby and hallway areas, remove carpet on counters, replace VCT with LVT flooring		\$32,500	
	New Facility	Classrooms	Replace portables, rooms 1-5, 61, 62 with permanent construction when eligibility and funding allow	7000 SF	\$4,550,000	
Total						9,680,410

Project Categories: Health & Safety Essential Operations Maintenance New Facilities

Cost estimates are based on 2021 construction rates and are determined by a combination of local knowledge of the region and the Saylor construction guide. Estimates may vary depending on final scope, labor costs, types of materials used and timing of projects. Totals include construction costs and support costs, which include architect fees, engineering, testing, inspection and DSA fees. The total estimated costs do not take into account inflation. It is recommended the District consult with both the Architect and Construction Manager before any budgets are finalized.



Simas Elementary School

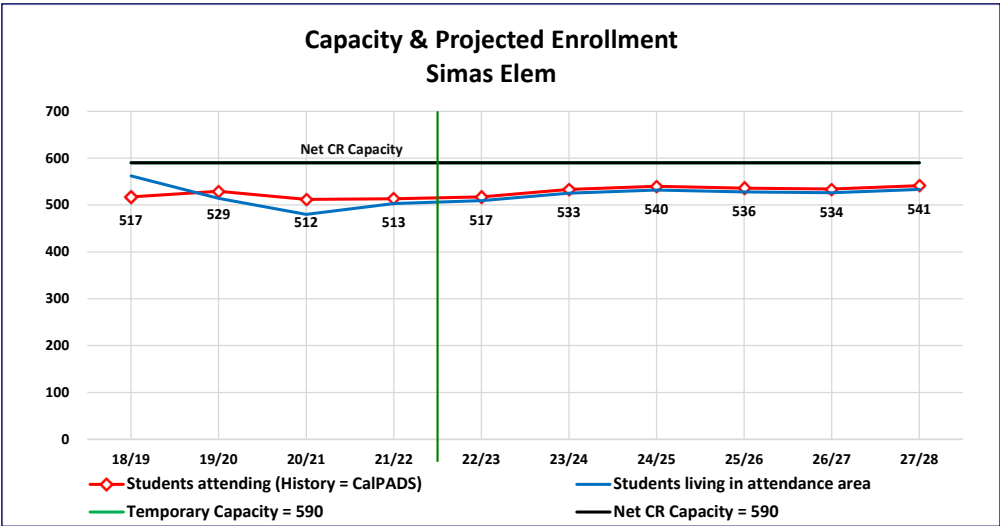


1875 Fitzgerald Lane, Hanford, CA 93230 559.585.3790

Section 4

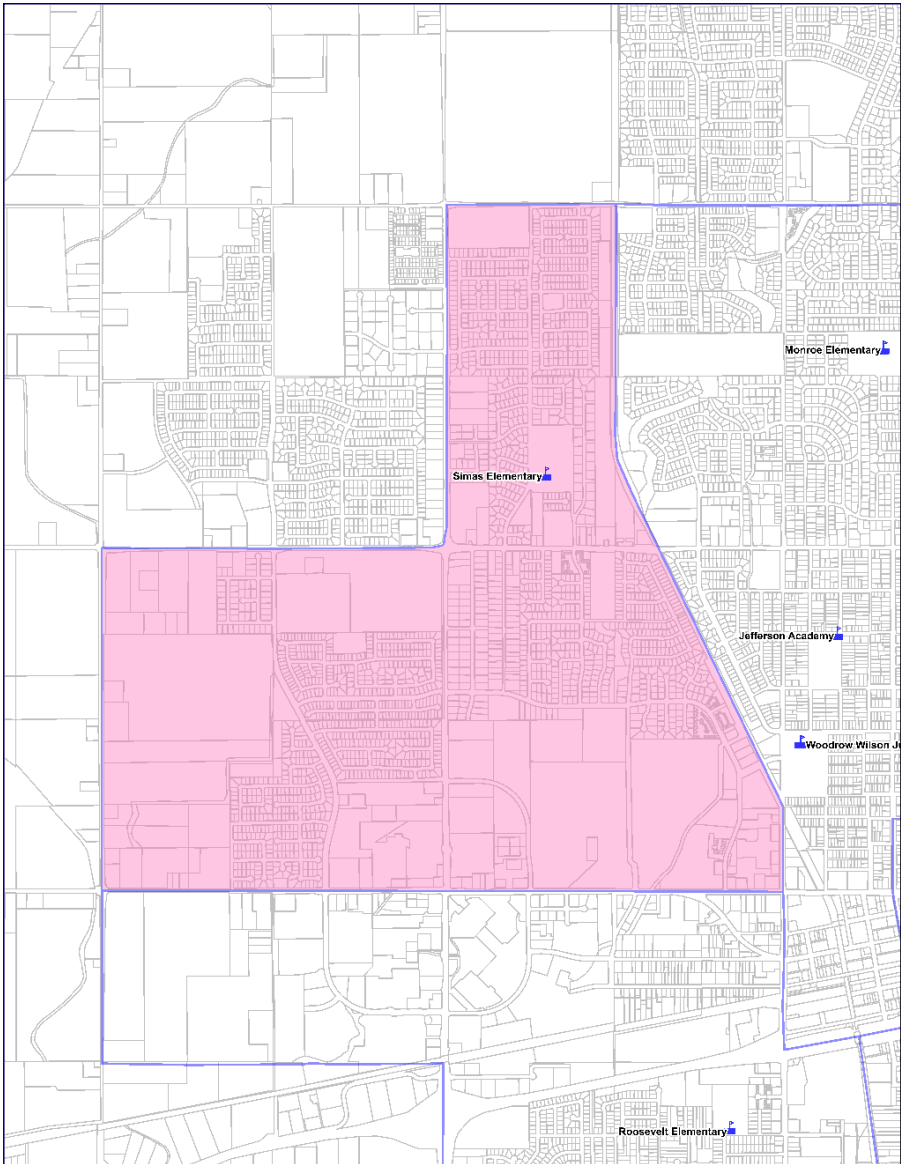
Facilities Assessment

SIMAS ELEMENTARY - ENROLLMENT PROJECTIONS



The individual school site enrollment projections are based on the October 2021 demographic study. This chart shows four (4) years of historic enrollment and the six (6) year enrollment projection.

The net classroom capacity (black line) is calculated by taking the number of permanent teaching stations and multiplying that by the District's loading standards for facility planning. The net capacity may not include other classroom-sized spaces on campus that are currently designated for specialized district pull-out programs.





SIMAS ELEMENTARY - EXISTING SITE PLAN

Facilities Assessment





Section 4

Facilities Assessment

SIMAS ELEMENTARY - FACILITY INVENTORY

Simas Elementary Site Statistics	
Year Built	1999
Total Building Area	44085
Site Acres	14.14
Grades	TK-6
2021/2022 Enrollment	0
Campus Classroom Count	22
Permanent	22
Total Classroom Space	22893
Permanent Classrooms	22893
District Owned Portables	0
Leased Portables	0
Total Support Space	21192
Admin / Faculty	5211
Multipurpose / Cafeteria	4761
Library	1508
Restrooms	1815
Gymnasium	0
Support Spaces	1769
Other	6128
Total	44085

Simas Elementary Building Inventory	Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count
Office-Library	1999			1	8989	0
Cafeteria-Multipurpose	1999			1	6398	0
Building 300 (301-307)	1999			1	9566	7
Building 400 (401-408)	1999			1	9566	7
Building 500 (501-508)	1999			1	9566	8
Totals					44085	22

The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using State funds and when they may be eligible for additional State modernization eligibility. Modernization eligibility is generated by the age of a building. Permanent building eligibility is generated for buildings over the age of 25 years or 25 years from the last State modernization funding for that building. Portable building eligibility is generated for buildings over the age of 20 years old.



SIMAS ELEMENTARY - SITE ASSESSMENT

Facilities Assessment

The site assessment has identified a total of **\$2,009,956** in facilities improvement projects at Simas Elementary. The school was built in 1999, all permanent facilities are 22 years old and there are currently no portable buildings.

The facilities assessment team conducted a comprehensive walk-through of the campus and examined the condition of critical components such as HVAC, roofing, ADA compliance, fire, life, safety and school security. Cost estimates are given to those items that were identified as either needing repair or replacement because they are no longer functional or safe, or general improvements that result in extending the useful life of a system.

Facilities of high use and foot traffic, such as instructional spaces, libraries, athletic facilities and restrooms, often require additional interior upgrades that go beyond yearly maintenance. This is especially evident in facilities constructed or modernized over 25 years ago. In these cases, the assessment includes costs estimates to modernize and refresh certain interior spaces. These costs can include upgrades to flooring, paint, casework, plumbing, and electrical to keep up with 21st Century technologies.

A detailed scope of work list and cost estimate summary is outlined on page 90 under the master plan details.



Add electronic marquee



Replace fire alarm system and bell/intercom

Section 4

Facilities Assessment

SIMAS ELEMENTARY - SITE ASSESSMENT



Replace drinking fountains with ADA compliant stations



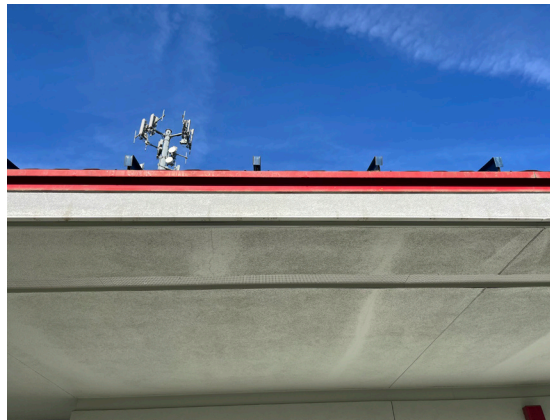
Replace HVAC units



Upgrade interior lighting to LED



Add fence around electrical equipment



Add rain gutters on all buildings

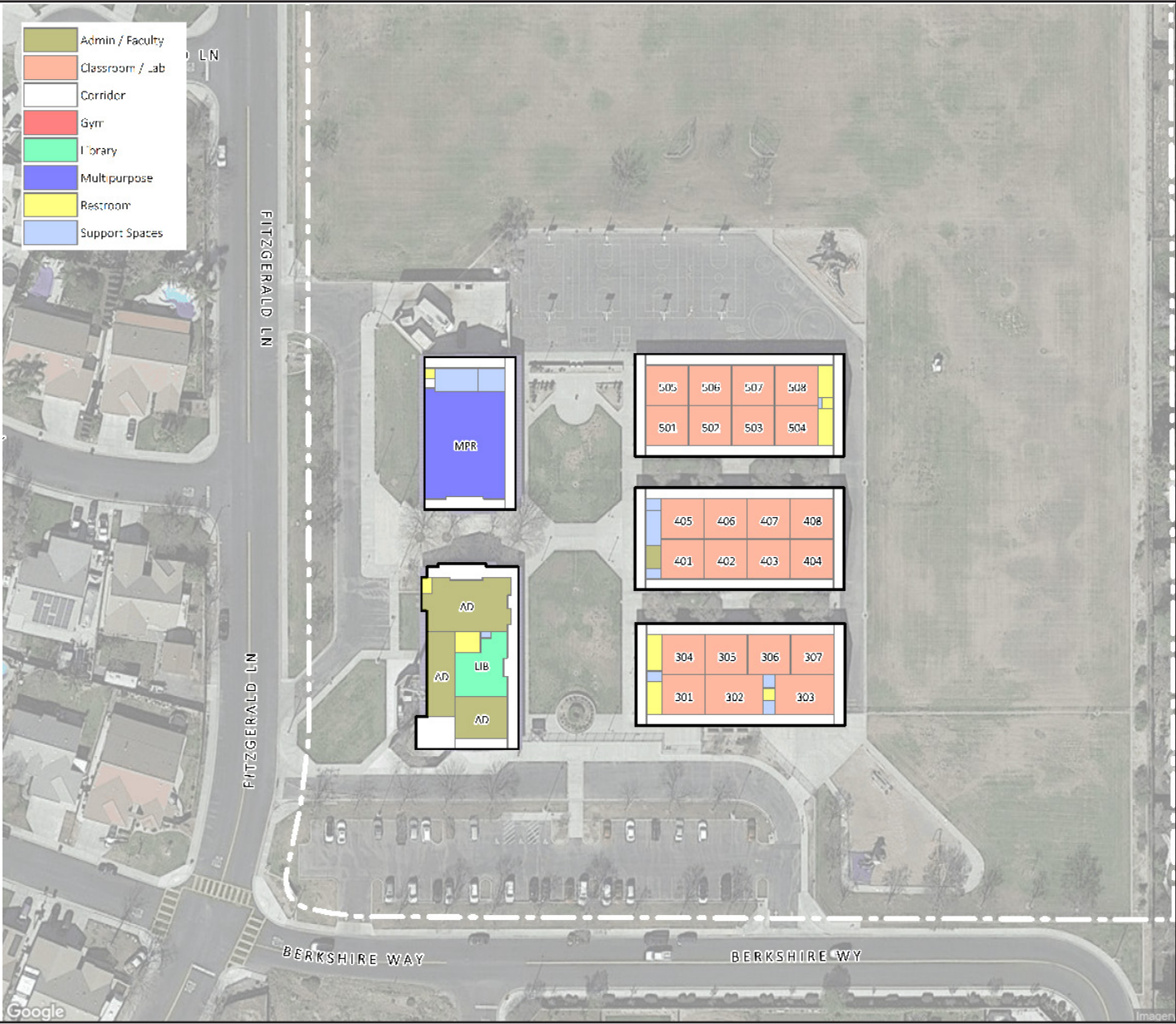


Replace multipurpose room VCT with LVT floor



SIMAS ELEMENTARY - MASTER PLAN SUMMARY

Facilities Assessment



Simas Elementary Cost Estimate Summary	
Site Systems	Estimate
Playground	\$208,000
Security & Safety	\$588,900
ADA compliance (excluding restrooms)	\$23,400
Outdoor Facilities	\$123,500
Building Systems	
Roofing	\$41,756
HVAC	\$692,250
Room Systems	
Instructional Spaces Interior Upgrades	\$149,500
Support Services Interior Upgrades	\$78,000
Cafeteria/MPR Interior Upgrades	\$83,850
Library Interior Upgrades	\$20,800
Modernization Total	\$2,009,956

Total Estimated Cost	\$2,009,956
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Simas Elementary Modernization Eligibility	
Modernization Eligibility (2028)	Estimate
State Match 60%	\$2,615,419
Local Match 40%	\$1,743,613
Project Total	\$4,359,032

Simas Elementary School
1875 Fitzgerald Ln.
Hanford, CA 93230
559.585.3790





Section 4

Facilities Assessment

SIMAS ELEMENTARY - MASTER PLAN DETAILS

Simas Elementary Assessment Details						
Project Name	Category	Subcategory	Description	Area/Units	Estimate	
Sitework	Security & Safety	Signage and Marquee	Add electronic marquee		\$68,900	
Sitework	Security & Safety	Fire Security Alarm	Replace fire alarm system		\$260,000	
Sitework	Security & Safety	Intercom Phones	Replace PA/bell/intercom system		\$260,000	
Sitework	ADA compliance (excluding restrooms)	Drinking Fountains	Replace drinking fountains with ADA compliant fountains	6 EA	\$23,400	
Sitework	Playground	None	Replace playground equipment for lower and upper grades	2 EA	\$208,000	
Sitework	Outdoor Facilities	Concessions	Add shade structure between 200 & 500 buildings (Will be completed early 2022)	1200 SF	\$123,500	
Building 300 (301-307)	HVAC	None	Replace HVAC units	7 EA	\$150,150	
Building 400 (401-408)	HVAC	None	Replace HVAC units	8 EA	\$171,600	
Building 500 (501-508)	HVAC	None	Replace HVAC units	8 EA	\$171,600	
Cafeteria-Multipurpose	HVAC	None	Replace HVAC units	2 EA	\$70,200	
Office-Library	HVAC	None	Replace HVAC units	6 EA	\$128,700	
Building 300 (301-307)	Roofing	None	Add rain gutters on all buildings	1460 LF	\$41,756	
Building 300 (301-307)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$45,500	
Building 400 (401-408)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$52,000	
Building 500 (501-508)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$52,000	
Cafeteria-Multipurpose	Cafeteria/MPR Interior Upgrades	Flooring	Replace VCT flooring with LVT, fill foundation cracks before refloor		\$38,350	
Cafeteria-Multipurpose	Cafeteria/MPR Interior Upgrades	Lighting	Upgrade interior lights to LED		\$45,500	
Office-Library	Support Services Interior Upgrades	Lighting	Upgrade interior lights to LED		\$39,000	
Office-Library	Support Services Interior Upgrades	Other	Resurface admin lobby, hallway and office areas, remove carpet on counters, and wallpaper, texture and paint walls, install LVT flooring		\$39,000	
Office-Library	Library Interior Upgrades	Other	Resurface library walls, remove wallpaper, texture and paint walls		\$20,800	
Total					2,009,956	

Project Categories: Health & Safety Essential Operations Maintenance

Cost estimates are based on 2021 construction rates and are determined by a combination of local knowledge of the region and the Saylor construction guide. Estimates may vary depending on final scope, labor costs, types of materials used and timing of projects. Totals include construction costs and support costs, which include architect fees, engineering, testing, inspection and DSA fees. The total estimated costs do not take into account inflation. It is recommended the District consult with both the Architect and Construction Manager before any budgets are finalized.



Washington Elementary School

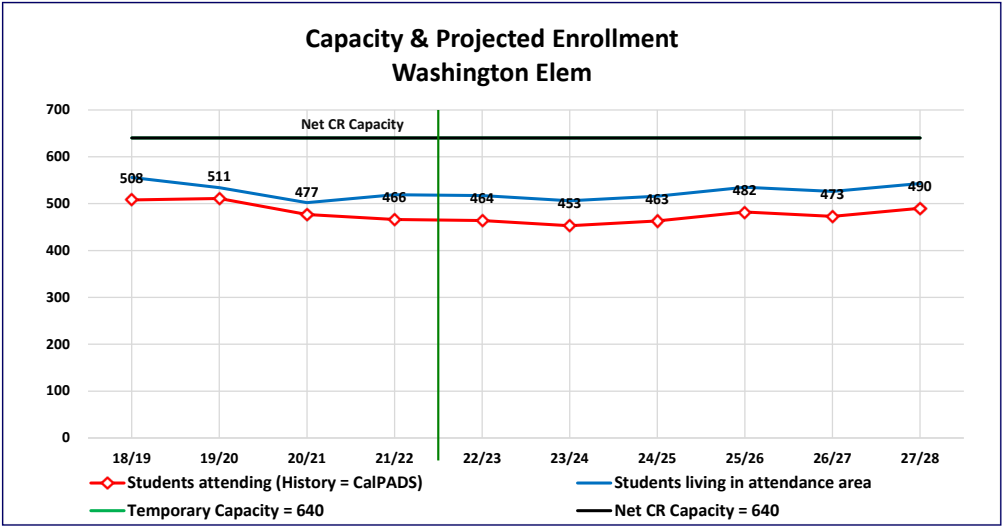


2245 N. Fairmont Drive, Hanford, CA 93230 559.585.3805

Section 4

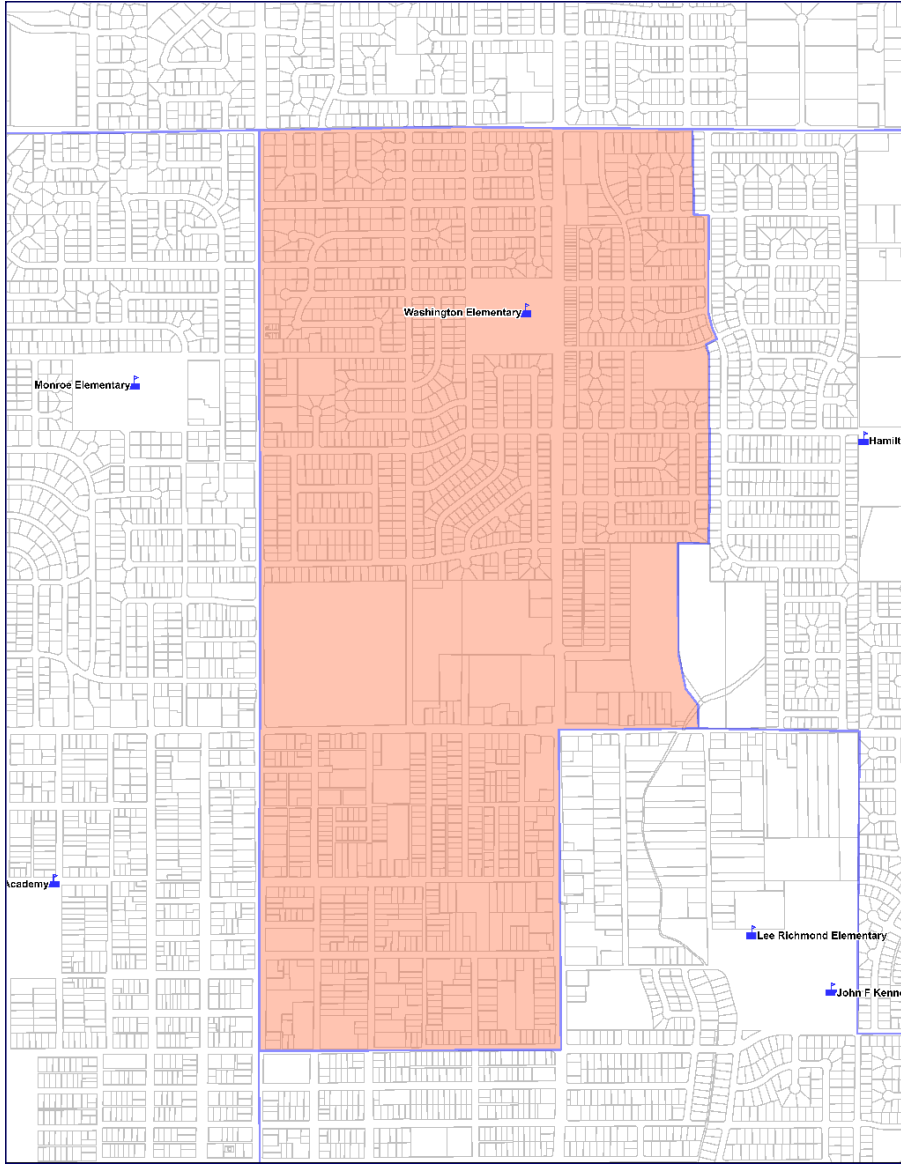
Facilities Assessment

WASHINGTON ELEMENTARY - ENROLLMENT PROJECTIONS



The individual school site enrollment projections are based on the October 2021 demographic study. This chart shows four (4) years of historic enrollment and the six (6) year enrollment projection.

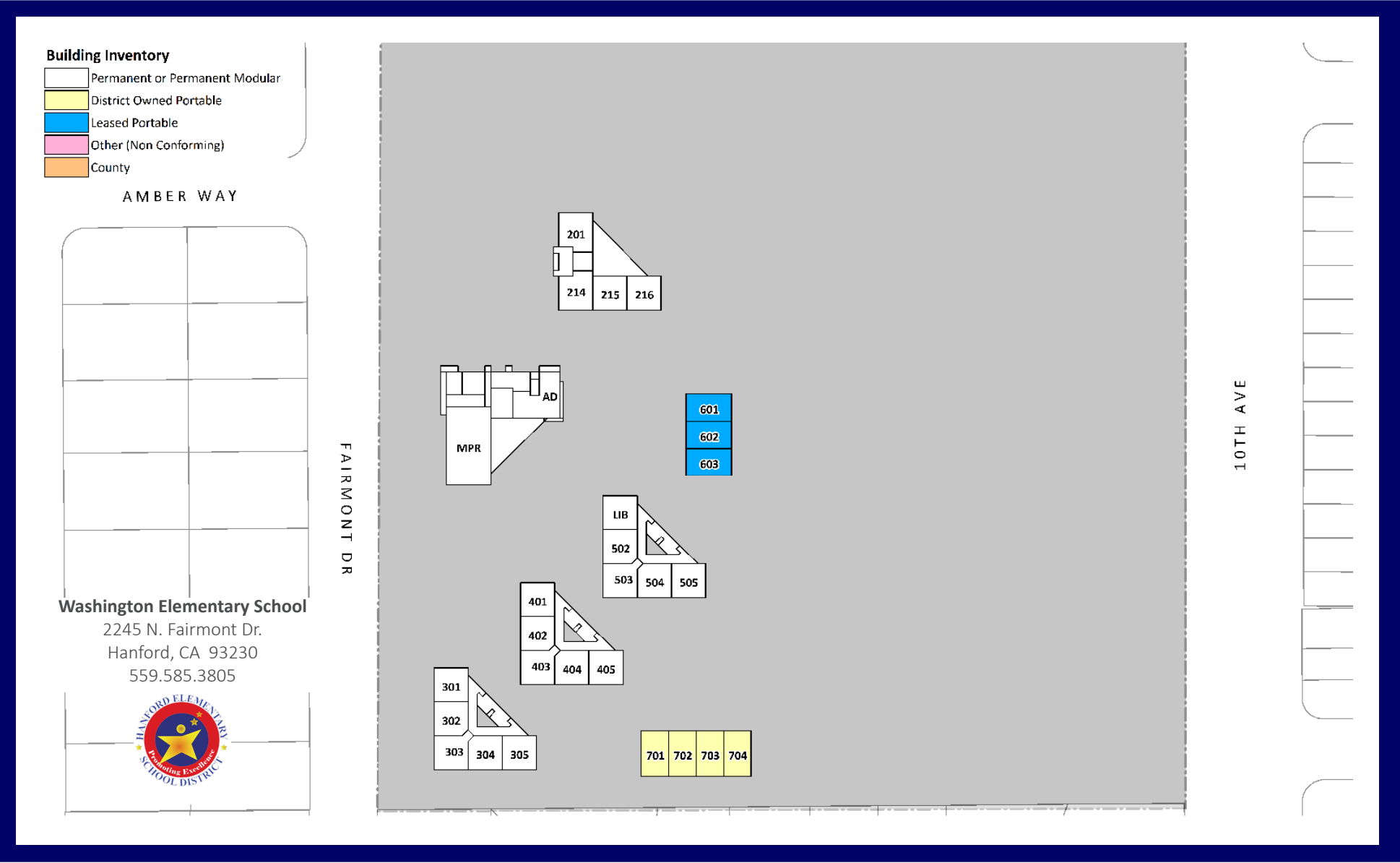
The net classroom capacity (black line) is calculated by taking the number of permanent teaching stations and multiplying that by the District's loading standards for facility planning. The net capacity may not include other classroom-sized spaces on campus that are currently designated for specialized district pull-out programs.





WASHINGTON ELEMENTARY - EXISTING SITE PLAN

Facilities Assessment



Section 4

Facilities Assessment

WASHINGTON ELEMENTARY - FACILITY INVENTORY

Washington Elementary Site Statistics		Washington Elementary Building Inventory						
			Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count
Year Built	1989	Office-Cafeteria	1989	2020	SFP	1	7840	0
Total Building Area	37485	200 Building (Kindergarten)	1989	2020	SFP	1	5693	5
Site Acres	11.13	300 Building (301-305)	1989	2020	SFP	1	5744	5
Grades	TK-6	400 Building (401-405)	1989	2020	SFP	1	5744	4
2021/2022 Enrollment	0	500 Building (501-505)	1989	2020	SFP	1	5744	4
Campus Classroom Count	25	Portable 601 (Leased)	1999			2	960	1
		Portable 602 (Leased)	1997			2	960	1
		Portable 603 (Leased)	1999			2	960	1
		Portable 701 (District Owned)	1991			2	960	1
		Portable 702 (District Owned)	1991			2	960	1
		Portable 703 (District Owned)	1991			2	960	1
		Portable 704 (District Owned)	1991			2	960	1
		Totals					37485	25
Permanent	18	<p>The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using State funds and when they may be eligible for additional State modernization eligibility. Modernization eligibility is generated by the age of a building. Permanent building eligibility is generated for buildings over the age of 25 years or 25 years from the last State modernization funding for that building. Portable building eligibility is generated for buildings over the age of 20 years old.</p>						
District Portables	4							
Leased Portables	3							
Total Classroom Space	23137							
Permanent Classrooms	16417							
District Owned Portables	3840							
Leased Portables	2880							
Total Support Space	14348							
Admin / Faculty	2706							
Multipurpose / Cafeteria	2715							
Library	900							
Restrooms	2069							
Gymnasium	0							
Support Spaces	1069							
Other	4889							
Total	37485							



WASHINGTON ELEMENTARY - SITE ASSESSMENT

Facilities Assessment

The site assessment has identified a total of **\$315,900** in facilities improvement projects at Washington Elementary. The school was built in 1989 and completed a modernization in 2020.

The facilities assessment team conducted a comprehensive walk-through of the campus and examined the condition of critical components such as HVAC, roofing, ADA compliance, fire, life, safety and school security. Cost estimates are given to those items that were identified as either needing repair or replacement because they are no longer functional or safe, or general improvements that result in extending the useful life of a system.

Facilities of high use and foot traffic, such as instructional spaces, libraries, athletic facilities and restrooms, often require additional interior upgrades that go beyond yearly maintenance. This is especially evident in facilities constructed or modernized over 25 years ago. In these cases, the assessment includes costs estimates to modernize and refresh certain interior spaces. These costs can include upgrades to flooring, paint, casework, plumbing, and electrical to keep up with 21st Century technologies.

A detailed scope of work list and cost estimate summary is outlined on page 98 under the master plan details.



Add electronic marquee



Dedication plaque

Section 4

Facilities Assessment

WASHINGTON ELEMENTARY - SITE ASSESSMENT



ADA path of travel improvements



Replace playground equipment



Replace exterior dry rot and paint portables



ADA path of travel improvements



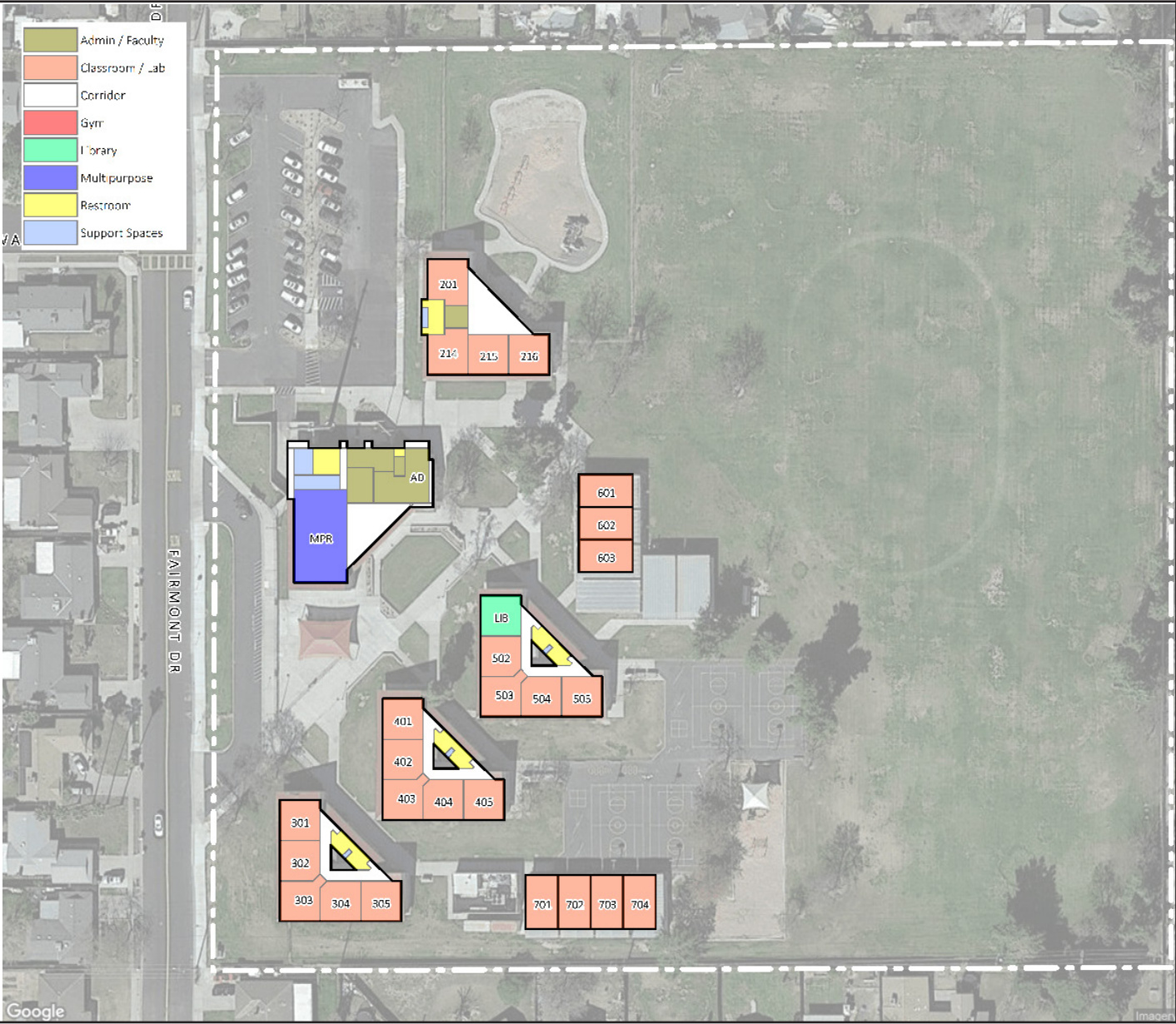
Replace exterior dry rot and paint portables





WASHINGTON ELEMENTARY - MASTER PLAN SUMMARY

Facilities Assessment



Washington Elementary Cost Estimate Summary	
Site Systems	Estimate
Playground	\$104,000
Security & Safety	\$68,900
ADA compliance (excluding restrooms)	\$65,000
Building Systems	
Exterior Upgrades	\$78,000
Modernization Total	\$315,900
Total Estimated Cost	\$315,900

Washington Elementary Modernization Eligibility	
Modernization Eligibility	Estimate
State Match 60%	\$0
Local Match 40%	\$0
Project Total	\$0

* A modernization project at Washington Elementary for \$2,476,072 is on the State acknowledged list

Washington Elementary School
2245 N. Fairmont Dr.
Hanford, CA 93230
559.585.3805





Section 4

Facilities Assessment

WASHINGTON ELEMENTARY - MASTER PLAN DETAILS

Washington Elementary Assessment Details					
Project Name	Category	Subcategory	Description	Area/Units	Estimate
Sitework	Security & Safety	Signage and Marquee	Add electronic marquee		\$68,900
Sitework	ADA compliance (excluding restrooms)	Path Of Travel	Hold \$ allowance for ADA path of travel improvements		\$65,000
Sitework	Playground	None	Replace playground equipment for lower grades	1 EA	\$104,000
Portable 701	Exterior Upgrades	Paint	Repair exterior dry rot and paint		\$19,500
Portable 702	Exterior Upgrades	Paint	Repair exterior dry rot and paint		\$19,500
Portable 703	Exterior Upgrades	Paint	Repair exterior dry rot and paint		\$19,500
Portable 704	Exterior Upgrades	Paint	Repair exterior dry rot and paint		\$19,500
Total					315,900

Project Categories: Health & Safety Essential Operations Maintenance

Cost estimates are based on 2021 construction rates and are determined by a combination of local knowledge of the region and the Saylor construction guide. Estimates may vary depending on final scope, labor costs, types of materials used and timing of projects. Totals include construction costs and support costs, which include architect fees, engineering, testing, inspection and DSA fees. The total estimated costs do not take into account inflation. It is recommended the District consult with both the Architect and Construction Manager before any budgets are finalized.



Jefferson Academy

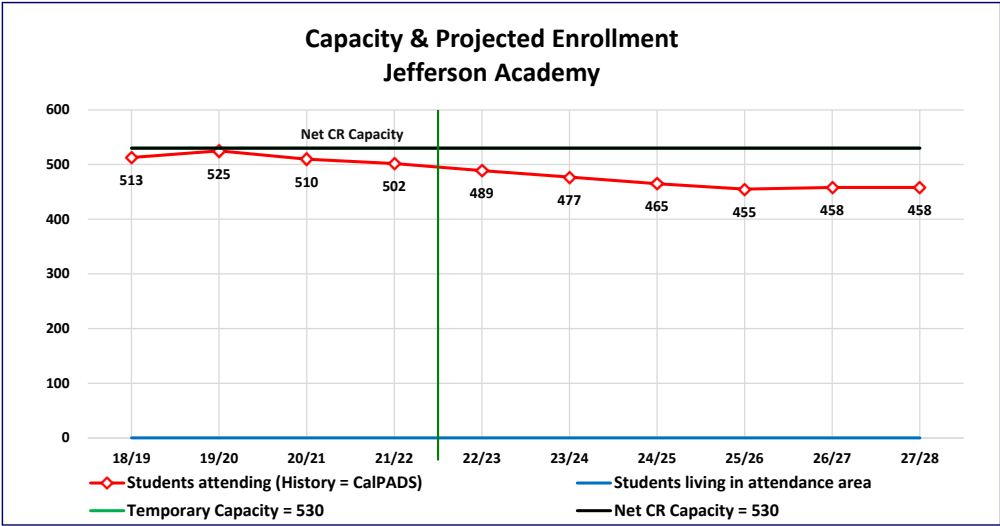


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Section 4

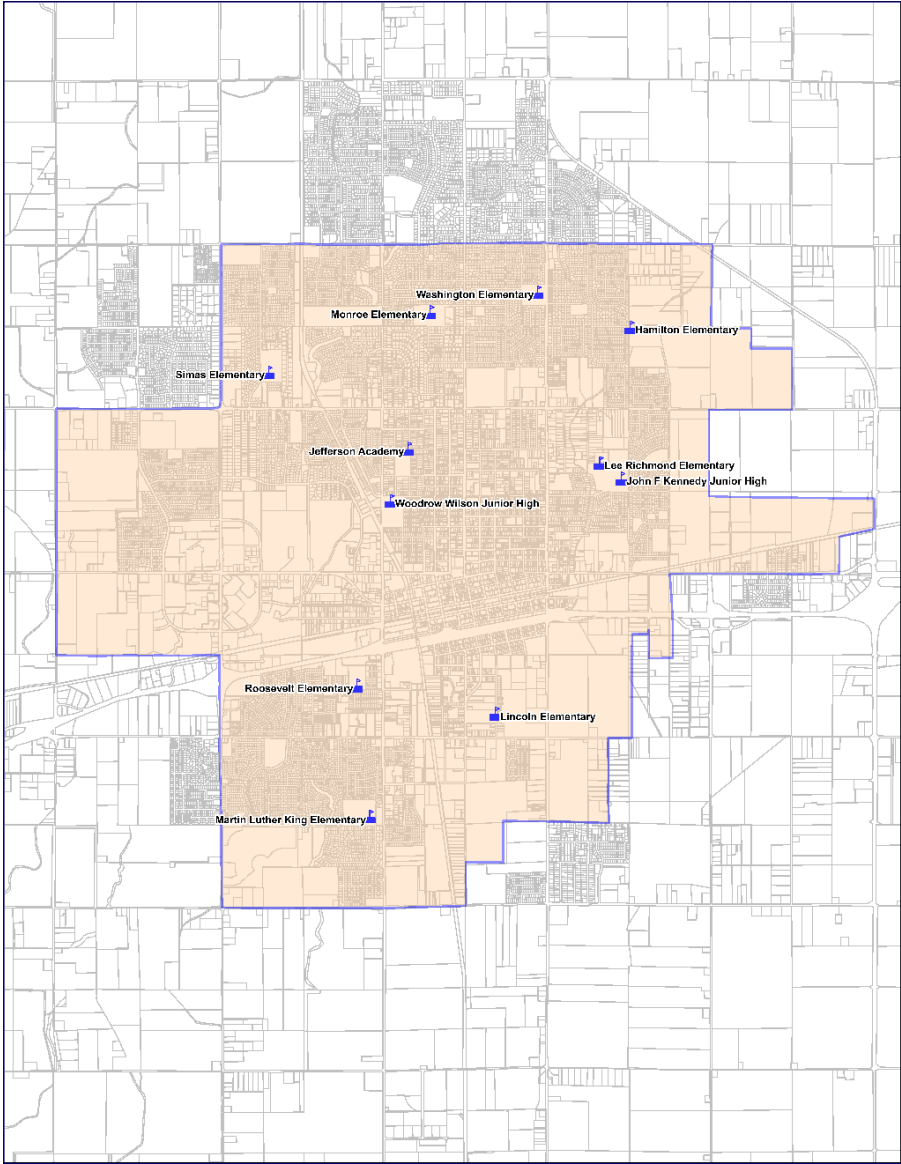
Facilities Assessment

JEFFERSON ACADEMY - ENROLLMENT PROJECTIONS



The individual school site enrollment projections are based on the October 2021 demographic study. This chart shows four (4) years of historic enrollment and the six (6) year enrollment projection.

The net classroom capacity (black line) is calculated by taking the number of permanent teaching stations and multiplying that by the District's loading standards for facility planning. The net capacity may not include other classroom-sized spaces on campus that are currently designated for specialized district pull-out programs.






JEFFERSON ACADEMY - EXISTING SITE PLAN

Facilities Assessment

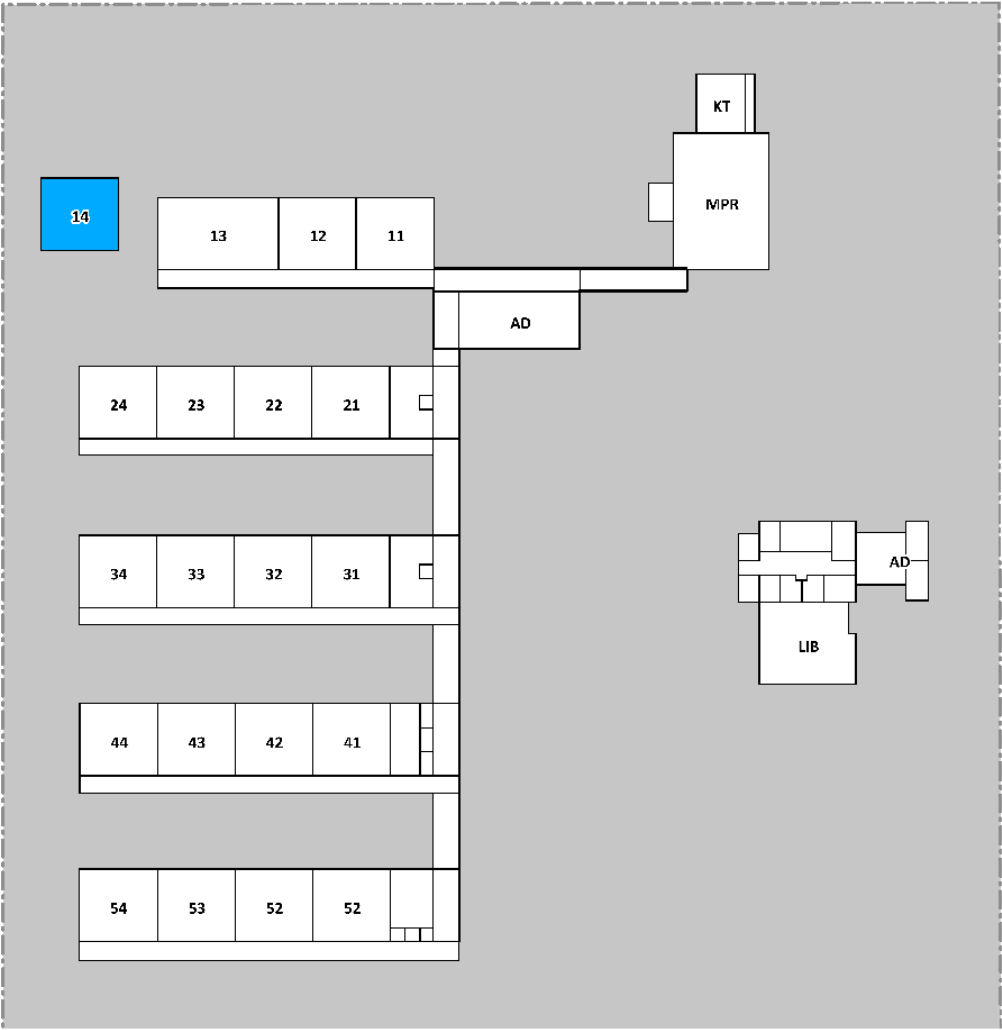
Building Inventory

- Permanent or Permanent Modular
- District Owned Portable
- Leased Portable
- Other (Non Conforming)
- County

Jefferson Academy
1264 Middleton St.
Hanford, CA 93230
559.585.3700



WHITMORE ST



MIDDLETON ST



Section 4

Facilities Assessment

JEFFERSON ACADEMY - FACILITY INVENTORY

Jefferson Academy Site Statistics	
Year Built	1952
Total Building Area	38785
Site Acres	7.2
Grades	TK-8
2021/2022 Enrollment	0
Campus Classroom Count	20
Permanent	19
Leased Portables	1
Total Classroom Space	19755
Permanent Classrooms	18795
District Owned Portables	0
Leased Portables	960
Total Support Space	19030
Admin / Faculty	3062
Multipurpose / Cafeteria	2246
Library	1317
Restrooms	1438
Gymnasium	0
Support Spaces	1605
Other	9362
Total	38785

Jefferson Academy Building Inventory	Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count
Office-Library	2018			1	3200	0
Cafeteria-Multipurpose	1952	1988	LPP	1	3000	0
Staff Lounge	1952	1988	LPP	1	2410	0
Building 10 (11-13)	1952	1988	LPP	1	4284	3
Building 20 (21-24)	1952	1988	LPP	1	6226	4
Building 30 (31-34)	1952	1988	LPP	1	5782	4
Building 40 (41-44)	1954	1988	LPP	1	6527	4
Building 50 (52-54)	1958	1999	SFP	1	5952	4
Portable 14 (Leased)	2008			2	960	1
Totals					38341	20

The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using State funds and when they may be eligible for additional State modernization eligibility. Modernization eligibility is generated by the age of a building. Permanent building eligibility is generated for buildings over the age of 25 years or 25 years from the last State modernization funding for that building. Portable building eligibility is generated for buildings over the age of 20 years old.



JEFFERSON ACADEMY - SITE ASSESSMENT

Facilities Assessment

The site assessment has identified a total of **\$4,454,580** in facilities improvement projects at Jefferson Academy. The school was built in 1952 and has seen several additions since. Modernization projects occurred in 1988 and a new administration/library building opened in 2018.

The facilities assessment team conducted a comprehensive walk-through of the campus and examined the condition of critical components such as HVAC, roofing, ADA compliance, fire, life, safety and school security. Cost estimates are given to those items that were identified as either needing repair or replacement because they are no longer functional or safe, or general improvements that result in extending the useful life of a system.

Facilities of high use and foot traffic, such as instructional spaces, libraries, athletic facilities and restrooms, often require additional interior upgrades that go beyond yearly maintenance. This is especially evident in facilities constructed or modernized over 25 years ago. In these cases, the assessment includes costs estimates to modernize and refresh certain interior spaces. These costs can include upgrades to flooring, paint, casework, plumbing, and electrical to keep up with 21st Century technologies.

A detailed scope of work list and cost estimate summary is outlined on 106 and 107 under the master plan details.



Add electronic marquee



New administration-library building (2018)

Section 4

Facilities Assessment

JEFFERSON ACADEMY - SITE ASSESSMENT



Replace drinking fountains with ADA compliant stations



Replace original window systems



Upgrade interior lighting to LED



Patch and seal asphalt parking lot



Replace roofs

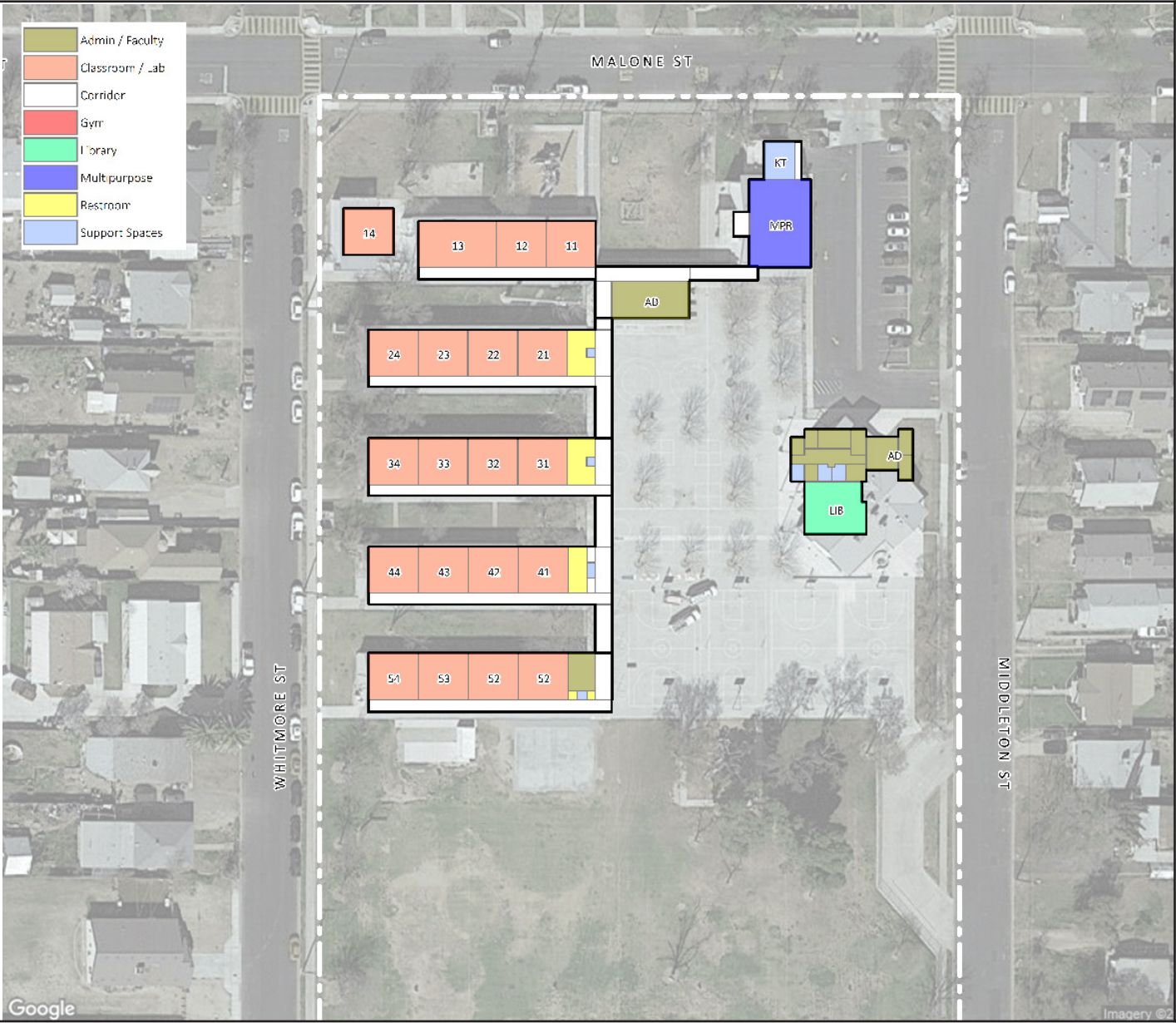


Replace original window systems



JEFFERSON ACADEMY - MASTER PLAN SUMMARY

Facilities Assessment



Jefferson Academy Cost Estimate Summary	
Site Systems	Estimate
Playground	\$208,000
Security & Safety	\$73,060
ADA compliance (excluding restrooms)	\$19,500
Building Systems	
Roofing	\$1,131,780
HVAC	\$78,000
Exterior Upgrades	\$2,018,640
Room Systems	
Instructional Spaces Interior Upgrades	\$327,600
Restroom Interior Upgrades	\$401,700
Cafeteria/MPR Interior Upgrades	\$196,300
Modernization Total	\$4,454,580
Total Estimated Cost	\$4,454,580

Jefferson Academy Modernization Eligibility	
Modernization Eligibility (2028)	Estimate
State Match 60%	\$2,641,722
Local Match 40%	\$1,761,148
Project Total	\$4,402,870

Jefferson Academy
1264 Middleton St.
Hanford, CA 93230
559.585.3700





Section 4

Facilities Assessment

JEFFERSON ACADEMY - MASTER PLAN DETAILS

Jefferson Academy Assessment Details					
Project Name	Category	Subcategory	Description	Area/Units	Estimate
Sitework	Security & Safety	Fencing	Add fence around electrical equipment near tower	80 LF	\$4,160
Sitework	ADA compliance (excluding restrooms)	Drinking Fountains	Replace drinking fountains with ADA compliant fountains (5 total, including 3 near restrooms)	5 EA	\$19,500
Sitework	Security & Safety	Signage and Marquee	Add electronic marquee		\$68,900
Sitework	Playground	None	Replace playground equipment for lower and upper grades	2 EA	\$208,000
Building 10 (11-13)	Exterior Upgrades	Windows	Replace windows, eliminate window walls	1440 SF	\$280,800
Building 10 (11-13)	Roofing	None	Replace roof	4600 SF	\$137,540
Building 20 (21-24)	Exterior Upgrades	Windows	Replace windows, eliminate window walls	1920 SF	\$374,400
Building 20 (21-24)	Roofing	None	Replace roof on covered walkway	7600 SF	\$276,640
Building 20 (21-24)	Roofing	None	Replace roof	6000 SF	\$179,400
Building 30 (31-34)	Exterior Upgrades	Windows	Replace windows, eliminate window walls	1920 SF	\$374,400
Building 30 (31-34)	Roofing	None	Replace roof	6000 SF	\$179,400
Building 40 (41-44)	Exterior Upgrades	Windows	Replace windows, eliminate window walls	1920 SF	\$374,400
Building 40 (41-44)	Roofing	None	Replace roof	6000 SF	\$179,400
Building 50 (52-54)	Exterior Upgrades	Windows	Replace windows, eliminate window walls	1920 SF	\$374,400
Building 50 (52-54)	HVAC	None	Replace HVAC units	4 EA	\$78,000
Building 50 (52-54)	Roofing	None	Replace roof	6000 SF	\$179,400
Cafeteria-Multipurpose	Exterior Upgrades	Windows	Replace windows	882 SF	\$171,990
Building 10 (11-13)	Exterior Upgrades	Doors	Replace doors and door hardware	3 EA	\$13,650
Building 20 (21-24)	Exterior Upgrades	Doors	Replace doors and door hardware	4 EA	\$18,200
Building 40 (41-44)	Exterior Upgrades	Doors	Replace doors and door hardware	4 EA	\$18,200
Building 50 (52-54)	Exterior Upgrades	Doors	Replace doors and door hardware	4 EA	\$18,200

Project Categories: Health & Safety Essential Operations Maintenance

Cost estimates are based on 2021 construction rates and are determined by a combination of local knowledge of the region and the Saylor construction guide. Estimates may vary depending on final scope, labor costs, types of materials used and timing of projects. Totals include construction costs and support costs, which include architect fees, engineering, testing, inspection and DSA fees. The total estimated costs do not take into account inflation. It is recommended the District consult with both the Architect and Construction Manager before any budgets are finalized.



JEFFERSON ACADEMY - MASTER PLAN DETAILS (CONT.)

Facilities Assessment

<u>Jefferson Academy Assessment Details</u>					
Project Name	Category	Subcategory	Description	Area/Units	Estimate
Building 20 (21-24)	Restroom Interior Upgrades	ADA Compliance	Remodel student restrooms for ADA (x2)		\$130,000
Building 20 (21-24)	Restroom Interior Upgrades	ADA Compliance	Replace drinking fountain with ADA compliant fountain		\$3,900
Building 30 (31-34)	Restroom Interior Upgrades	ADA Compliance	Remodel student restrooms for ADA (x2)		\$130,000
Building 30 (31-34)	Restroom Interior Upgrades	ADA Compliance	Replace drinking fountain with ADA compliant fountain		\$3,900
Building 40 (41-44)	Restroom Interior Upgrades	ADA Compliance	Remodel student restrooms for ADA (x2)		\$130,000
Building 40 (41-44)	Restroom Interior Upgrades	ADA Compliance	Replace drinking fountain with ADA compliant fountain		\$3,900
Building 10 (11-13)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$15,600
Building 10 (11-13)	Instructional Spaces Interior Upgrades	Other	Resurface interior (walls, ceiling tiles)		\$45,500
Building 20 (21-24)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$20,800
Building 20 (21-24)	Instructional Spaces Interior Upgrades	Other	Resurface interior (walls, ceiling tiles)		\$61,100
Building 30 (31-34)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$20,800
Building 40 (41-44)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$20,800
Building 40 (41-44)	Instructional Spaces Interior Upgrades	Other	Resurface interior (walls, ceiling tiles)		\$61,100
Building 50 (52-54)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$20,800
Building 50 (52-54)	Instructional Spaces Interior Upgrades	Other	Resurface interior (walls, ceiling tiles)		\$61,100
Cafeteria-Multipurpose	Cafeteria/MPR Interior Upgrades	Lighting	Upgrade interior lights to LED		\$33,800
Cafeteria-Multipurpose	Cafeteria/MPR Interior Upgrades	Other	Resurface interior (floors, walls, ceilings), replace VCT flooring with LVT		\$162,500
Total					4,454,580

Project Categories: Health & Safety Essential Operations Maintenance

Cost estimates are based on 2021 construction rates and are determined by a combination of local knowledge of the region and the Saylor construction guide. Estimates may vary depending on final scope, labor costs, types of materials used and timing of projects. Totals include construction costs and support costs, which include architect fees, engineering, testing, inspection and DSA fees. The total estimated costs do not take into account inflation. It is recommended the District consult with both the Architect and Construction Manager before any budgets are finalized.



Section 4

Facilities Assessment

JEFFERSON ACADEMY - MASTER PLAN DETAILS

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JOHN F. KENNEDY JUNIOR HIGH

Facilities Assessment

John F. Kennedy Junior High

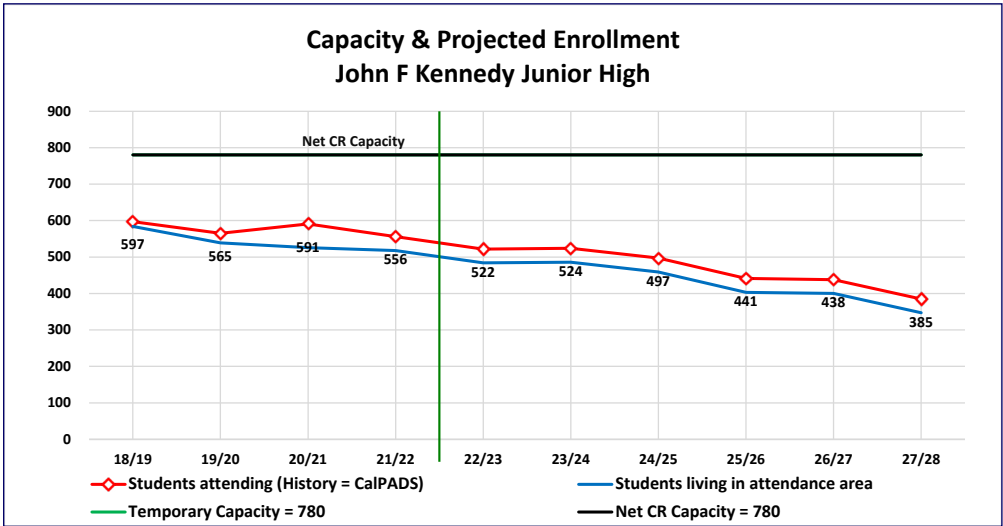


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Section 4

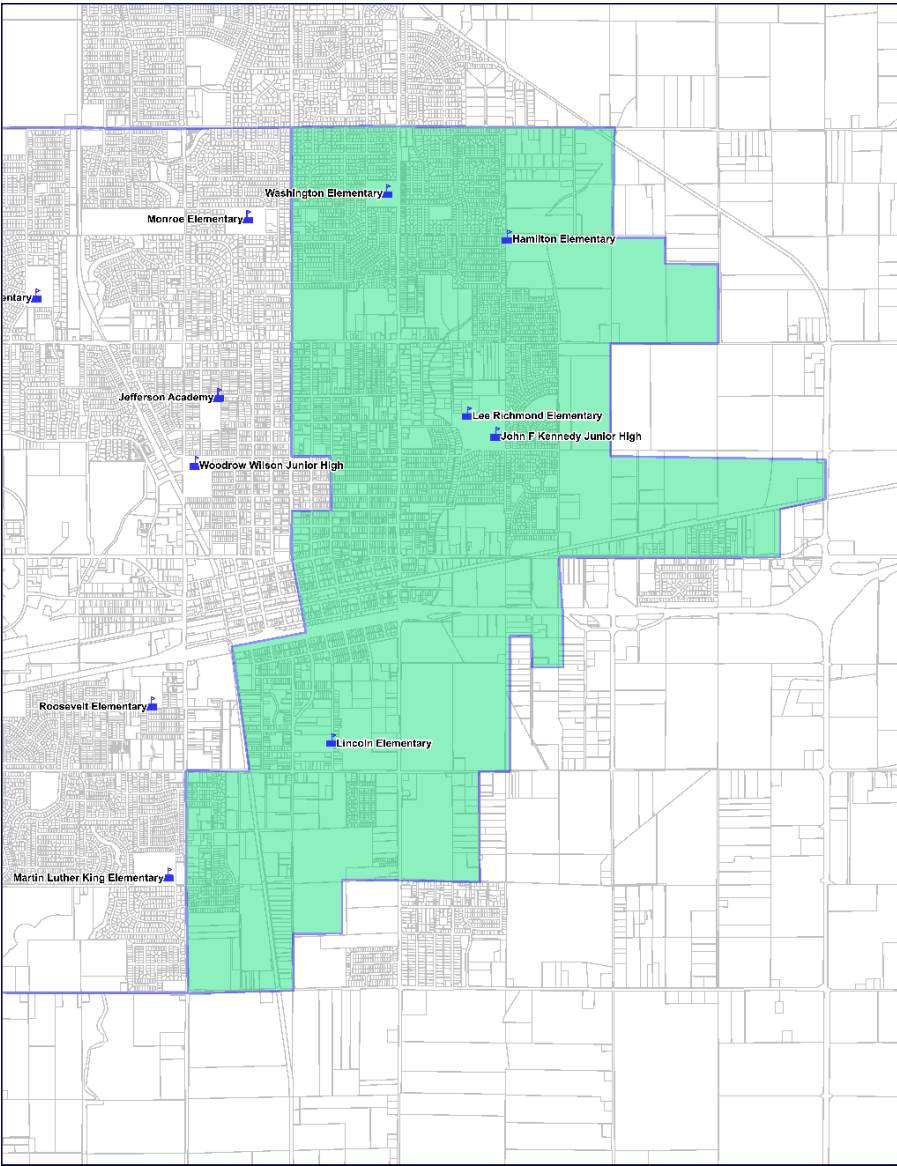
Facilities Assessment

JOHN F. KENNEDY JUNIOR HIGH - ENROLLMENT PROJECTIONS



The individual school site enrollment projections are based on the October 2021 demographic study. This chart shows four (4) years of historic enrollment and the six (6) year enrollment projection.

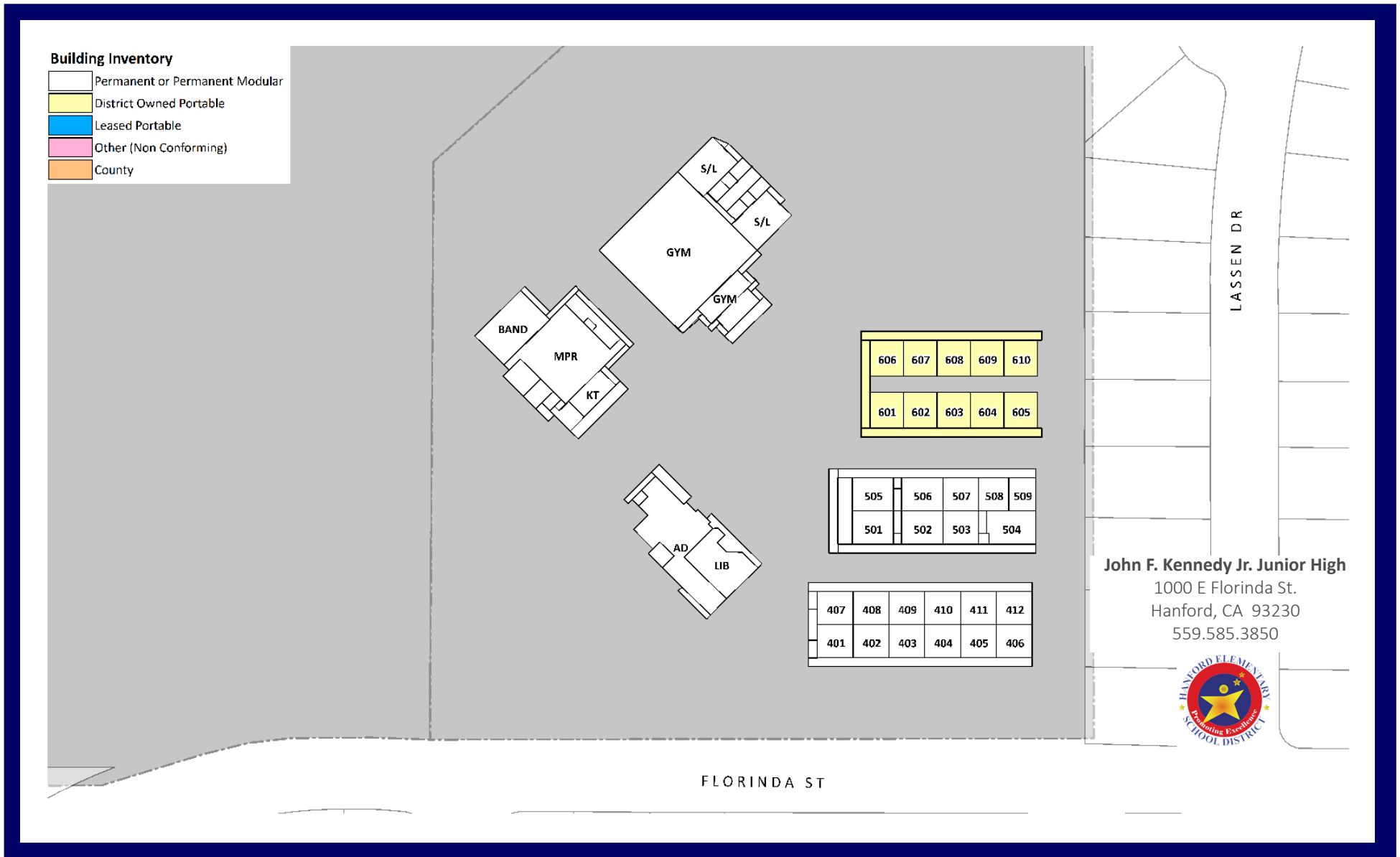
The net classroom capacity (black line) is calculated by taking the number of permanent teaching stations and multiplying that by the District's loading standards for facility planning. The net capacity may not include other classroom-sized spaces on campus that are currently designated for specialized district pull-out programs.





JOHN F. KENNEDY JUNIOR HIGH - EXISTING SITE PLAN

Facilities Assessment





Section 4

Facilities Assessment

JOHN F. KENNEDY JUNIOR HIGH - FACILITY INVENTORY

John F. Kennedy Junior High Site Statistics	
Year Built	1993
Total Building Area	68784
Site Acres	22.98
Grades	7-8
2021/2022 Enrollment	0
Campus Classroom Count	29
Permanent	19
District Portables	10
Total Classroom Space	29559
Permanent Classrooms	19959
District Owned Portables	9600
Leased Portables	0
Total Support Space	39225
Admin / Faculty	4727
Multipurpose / Cafeteria	4213
Library	1960
Restrooms	1571
Gymnasium	14368
Support Spaces	4703
Other	7683
Total	68784

John F Kennedy Jr. Junior High Building Inventory		Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count
Office-Library		1993			1	7163	0
Cafeteria-Multipurpose		1993			1	10064	1
Gymnasium		1993			1	16639	0
Building 400 (401-412)		1993			1	13066	11
Building 500 (501-509)		1993			1	11177	7
Building 600 (601-610) (District Owned)		1993			2	10675	10
Totals						68784	29

The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using State funds and when they may be eligible for additional State modernization eligibility. Modernization eligibility is generated by the age of a building. Permanent building eligibility is generated for buildings over the age of 25 years or 25 years from the last State modernization funding for that building. Portable building eligibility is generated for buildings over the age of 20 years old.



JOHN F. KENNEDY JUNIOR HIGH - SITE ASSESSMENT

Facilities Assessment

The site assessment has identified a total of **\$1,980,810** in facilities improvement projects at John F. Kennedy Junior High. The school was built in 1993, all permanent facilities are 28 years old. Building 600 is made up of 10 portable classrooms.

The facilities assessment team conducted a comprehensive walk-through of the campus and examined the condition of critical components such as HVAC, roofing, ADA compliance, fire, life, safety and school security. Cost estimates are given to those items that were identified as either needing repair or replacement because they are no longer functional or safe, or general improvements that result in extending the useful life of a system.

Facilities of high use and foot traffic, such as instructional spaces, libraries, athletic facilities and restrooms, often require additional interior upgrades that go beyond yearly maintenance. This is especially evident in facilities constructed or modernized over 25 years ago. In these cases, the assessment includes costs estimates to modernize and refresh certain interior spaces. These costs can include upgrades to flooring, paint, casework, plumbing, and electrical to keep up with 21st Century technologies.

A detailed scope of work list and cost estimate summary is outlined on page 116 under the master plan details.



Electronic marquee



Section 4

Facilities Assessment

JOHN F. KENNEDY JUNIOR HIGH - SITE ASSESSMENT



Upgrade interior lighting to LED



Add A/C to kitchen



Paint interiors of classrooms



Add A/C to locker rooms



Upgrade gymnasium lighting to LED



Resurface library interior



JOHN F. KENNEDY JUNIOR HIGH - MASTER PLAN SUMMARY

Facilities Assessment



John F. Kennedy Junior High Cost Estimate Summary	
Site Systems	Estimate
Security & Safety	\$65,000
ADA compliance (excluding restrooms)	\$113,100
Outdoor Facilities	\$260,000
Building Systems	
HVAC	\$677,300
Exterior Upgrades	\$109,200
Room Systems	
Instructional Spaces Interior Upgrades	\$451,360
Support Services Interior Upgrades	\$107,250
Cafeteria/MPR Interior Upgrades	\$45,500
Library Interior Upgrades	\$54,600
Athletic Interior Spaces Upgrades	\$97,500
Modernization Total	\$1,980,810

Total Estimated Cost	\$1,980,810
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John F. Kennedy Junior High Modernization Eligibility	
Modernization Eligibility (2021)	Estimate
State Match 60%	\$3,187,588
Local Match 40%	\$2,125,059
Project Total	\$5,312,647

John F. Kennedy Jr. Junior High
1000 E Florinda St.
Hanford, CA 93230
559.585.3850





Section 4

Facilities Assessment

JOHN F. KENNEDY JUNIOR HIGH - MASTER PLAN DETAILS

John F. Kennedy Junior High Assessment Details					
Project Name	Category	Subcategory	Description	Area/Units	Estimate
Sitework	Security & Safety	Intercom Phones	Upgrade all intercom speakers to digital POE speakers		\$65,000
Sitework	ADA compliance (excluding restrooms)	Drinking Fountains	Replace drinking fountains with ADA compliant fountains	4 EA	\$15,600
Sitework	ADA compliance (excluding restrooms)	Path Of Travel	Hold \$ allowance for ADA path of travel improvements		\$97,500
Sitework	Outdoor Facilities	Lighting	Upgrade exterior lights to LED		\$260,000
Building 400 (401-412)	HVAC	None	Replace HVAC units	12 EA	\$257,400
Building 500 (501-509)	HVAC	None	Replace HVAC units	9 EA	\$193,050
Building 600 (601-610)	HVAC	None	Replace wall-mount HVAC units	10 EA	\$149,500
Cafeteria-Multipurpose	HVAC	None	Add A/C to kitchen		\$35,750
Gymnasium	HVAC	None	Add A/C to locker rooms	2 EA	\$41,600
Building 600 (601-610)	Exterior Upgrades	Paint	Paint classroom exteriors	10 EA	\$109,200
Building 400 (401-412)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$62,400
Building 400 (401-412)	Instructional Spaces Interior Upgrades	Painting	Paint classrooms interiors		\$112,320
Building 500 (501-509)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$46,800
Building 500 (501-509)	Instructional Spaces Interior Upgrades	Painting	Paint classrooms interiors		\$84,240
Building 600 (601-610)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$52,000
Building 600 (601-610)	Instructional Spaces Interior Upgrades	Painting	Paint classroom interiors		\$93,600
Cafeteria-Multipurpose	Cafeteria/MPR Interior Upgrades	Lighting	Upgrade interior lights to LED		\$45,500
Gymnasium	Athletic Interior Spaces Upgrades	Lighting	Upgrade interior lights to LED		\$65,000
Gymnasium	Athletic Interior Spaces Upgrades	Other	Upgrade A/V equipment to rear projection setup		\$32,500
Office-Library	Support Services Interior Upgrades	Lighting	Upgrade interior lights to LED		\$39,000
Office-Library	Support Services Interior Upgrades	Other	Resurface admin lobby, hallway and office areas, remove carpet on counters, and wallpaper, texture and paint walls, install LVT flooring		\$68,250
Office-Library	Library Interior Upgrades	Other	Resurface library walls, remove wallpaper, texture and paint walls, install LVT flooring		\$54,600
Total					1,980,810

Project Categories: Health & Safety Essential Operations Maintenance

Cost estimates are based on 2021 construction rates and are determined by a combination of local knowledge of the region and the Saylor construction guide. Estimates may vary depending on final scope, labor costs, types of materials used and timing of projects. Totals include construction costs and support costs, which include architect fees, engineering, testing, inspection and DSA fees. The total estimated costs do not take into account inflation. It is recommended the District consult with both the Architect and Construction Manager before any budgets are finalized.



WOODROW WILSON JUNIOR HIGH

Facilities Assessment

Woodrow Wilson Junior High

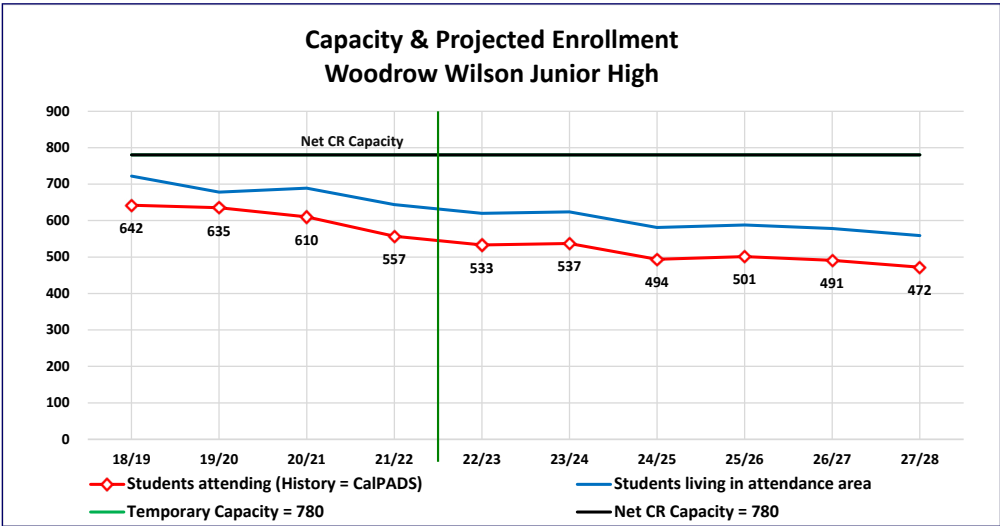


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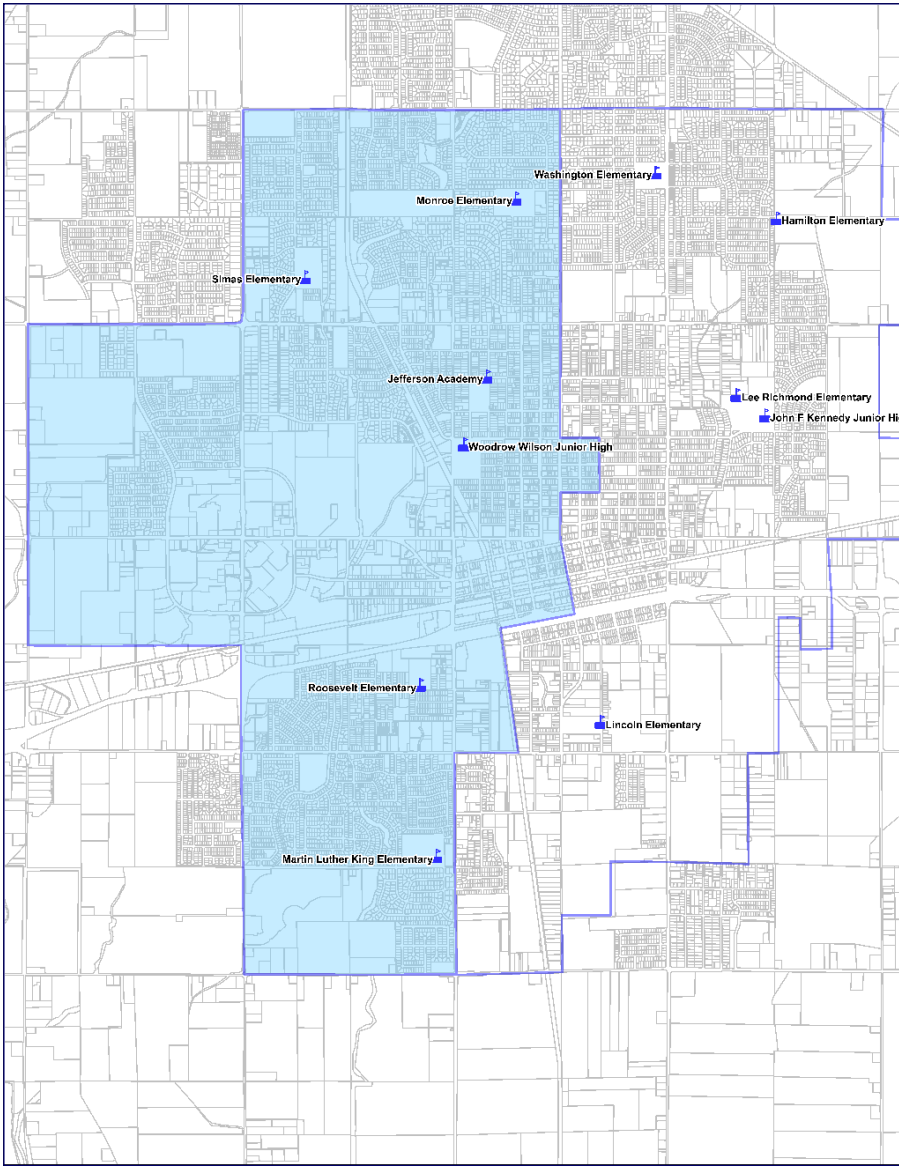
Facilities Assessment

WOODROW WILSON JUNIOR HIGH - ENROLLMENT PROJECTIONS



The individual school site enrollment projections are based on the October 2021 demographic study. This chart shows four (4) years of historic enrollment and the six (6) year enrollment projection.

The net classroom capacity (black line) is calculated by taking the number of permanent teaching stations and multiplying that by the District's loading standards for facility planning. The net capacity may not include other classroom-sized spaces on campus that are currently designated for specialized district pull-out programs.





WOODROW WILSON JUNIOR HIGH - EXISTING SITE PLAN

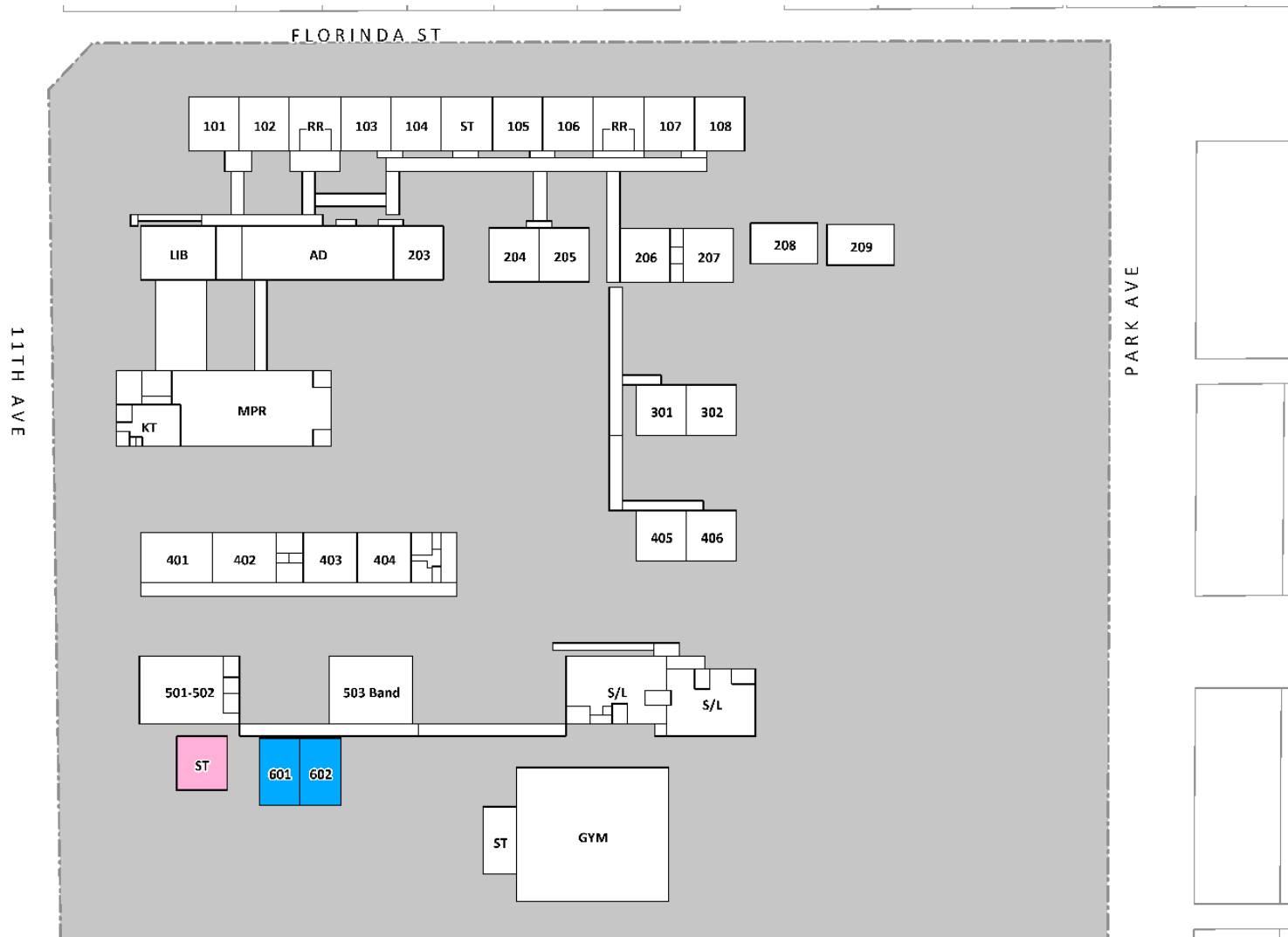
Facilities Assessment

Building Inventory

- Permanent or Permanent Modular
- District Owned Portable
- Leased Portable
- Other (Non Conforming)
- County

Woodrow Wilson Junior High

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Section 4

Facilities Assessment

WOODROW WILSON JUNIOR HIGH - FACILITY INVENTORY

Woodrow Wilson Junior High Site Statistics	
Year Built	1962
Total Building Area	60252
Site Acres	13.59
Grades	7-8
2021/2022 Enrollment	0
Campus Classroom Count	27
Permanent	25
Leased Portables	2
Total Classroom Space	28041
Permanent Classrooms	26121
District Owned Portables	0
Leased Portables	1920
Total Support Space	32211
Admin / Faculty	3335
Multipurpose / Cafeteria	3893
Library	1419
Restrooms	2567
Gymnasium	11027
Support Spaces	5592
Other	4378
Total	60252

Woodrow Wilson Junior High Building Inventory		Date Built	Date Mod	Mod Funds	Bldg Type	Area	CR Count
Library		1962	1997	LPP	1	1647	0
Office		1962	1997	LPP	1	4022	1
Cafeteria		1962	1997	LPP	1	6373	0
Building 100 (101-108)		1962	1997	LPP	1	11726	8
Building 200 (204-205)		1962	1997	LPP	1	1918	2
Building 200 (206-207)		1962	1997	LPP	1	2312	2
Building 208		1954	1997	LPP	1	960	1
Building 209		1954	1997	LPP	1	960	1
Building 300 (301-302)		1962	1997	LPP	1	2058	2
Building 400 (401-404)		1962	1997	LPP	1	6862	4
Building 400 (405-406)		1962	1997	LPP	1	1991	2
Building 500 (501-502)		1962	1997	LPP	1	2311	1
Band Room (503)		1962	1997	LPP	1	2453	1
Locker Rooms (504-505)		1962	1997	LPP	1	4739	0
Gymnasium		1983			1	8000	0
Portable 601 (Leased)		2005			2	960	1
Portable 602 (Leased)		2005			2	960	1
Totals						60252	27

The building inventory provides a matrix identifying the current buildings on campus, the dates they were originally built, if they have been modernized using State funds and when they may be eligible for additional State modernization eligibility. Modernization eligibility is generated by the age of a building. Permanent building eligibility is generated for buildings over the age of 25 years or 25 years from the last State modernization funding for that building. Portable building eligibility is generated for buildings over the age of 20 years old.



WOODROW WILSON JUNIOR HIGH - SITE ASSESSMENT

Facilities Assessment

The site assessment has identified a total of **\$8,763,326** in facilities improvement projects at Woodrow Wilson Junior High. The majority of buildings on campus were built in 1962. The site was modernized using funds from the California State Building Program in 1997.

The facilities assessment team conducted a comprehensive walk-through of the campus and examined the condition of critical components such as HVAC, roofing, ADA compliance, fire, life, safety and school security. Cost estimates are given to those items that were identified as either needing repair or replacement because they are no longer functional or safe, or general improvements that result in extending the useful life of a system.

Facilities of high use and foot traffic, such as instructional spaces, libraries, athletic facilities and restrooms, often require additional interior upgrades that go beyond yearly maintenance. This is especially evident in facilities constructed or modernized over 25 years ago. In these cases, the assessment includes costs estimates to modernize and refresh certain interior spaces. These costs can include upgrades to flooring, paint, casework, plumbing, and electrical to keep up with 21st Century technologies.

A detailed scope of work list and cost estimate summary is outlined on page 125 under the master plan details.



Add electronic marquee



Add drop-off/pick-up loading zone off Florinda street to alleviate hazards

Section 4

Facilities Assessment

WOODROW WILSON JUNIOR HIGH - SITE ASSESSMENT



Replace metal roof deck covered walkways



Remodel restrooms for ADA compliance



Remodel multipurpose room interior



Replace original window systems



Resurface classroom interiors

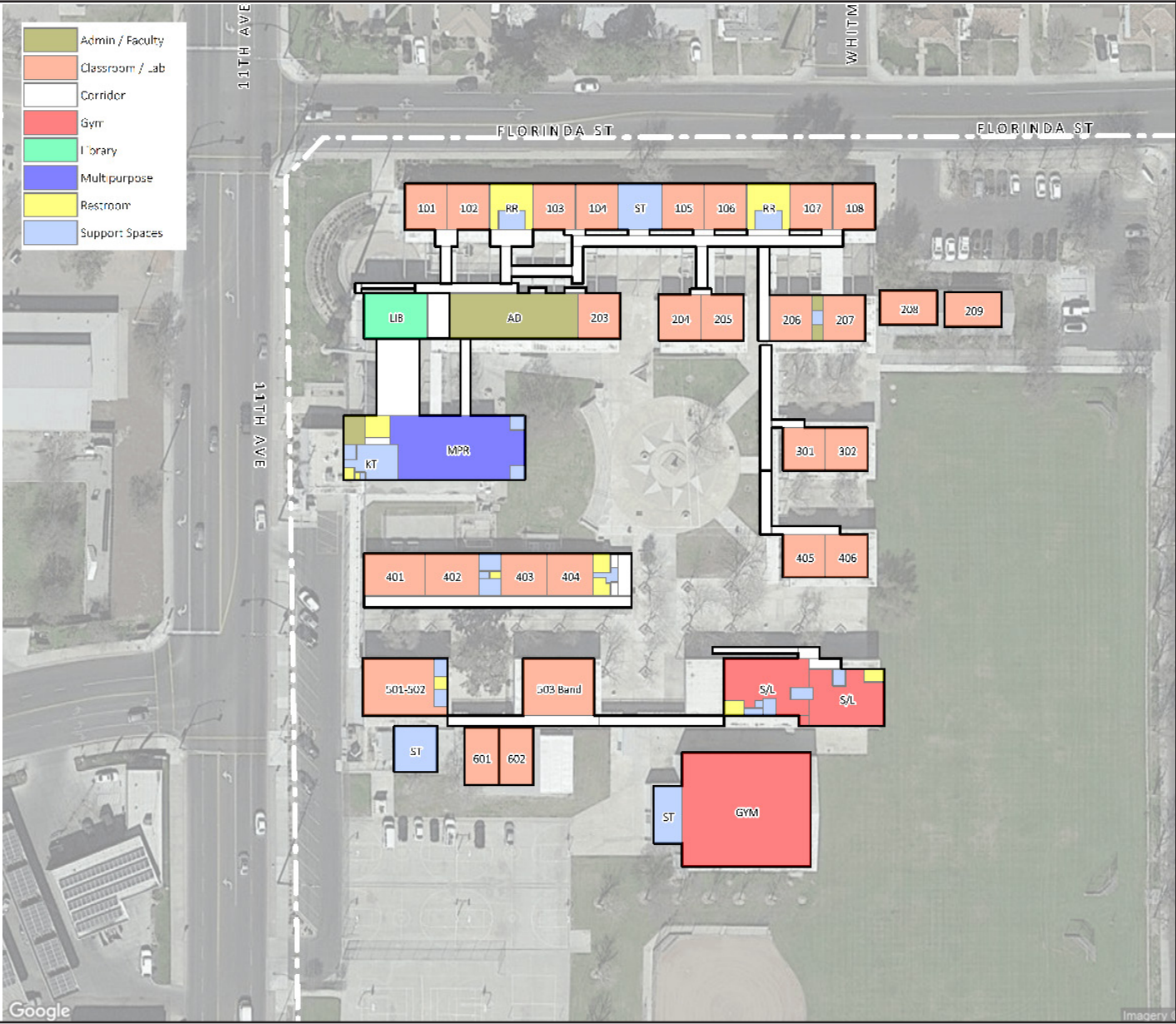


Upgrade student restrooms to ADA compliance



WOODROW WILSON JUNIOR HIGH - MASTER PLAN SUMMARY

Facilities Assessment



Woodrow Wilson Junior High Cost Estimate Summary	
Site Systems	Estimate
Landscaping & Irrigation	\$12,480
Parking & Traffic Circulation	\$364,000
Security & Safety	\$223,340
ADA compliance (excluding restrooms)	\$348,400
Outdoor Facilities	\$383,500
Building Systems	
Roofing	\$657,800
HVAC	\$702,000
Exterior Upgrades	\$3,999,606
Room Systems	
Instructional Spaces Interior Upgrades	\$861,900
Restroom Interior Upgrades	\$1,033,500
Cafeteria/MPR Interior Upgrades	\$176,800
Modernization Total	\$8,763,326

Total Estimated Cost	\$8,763,326
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Woodrow Wilson Junior High Modernization Eligibility	
Modernization Eligibility (2028)	Estimate
State Match 60%	\$3,290,066
Local Match 40%	\$2,193,377
Project Total	\$5,483,443

Woodrow Wilson Junior High
601 W. Florinda St.
Hanford, CA 93230
559.585.3870





Section 4

Facilities Assessment

WOODROW WILSON JUNIOR HIGH - MASTER PLAN DETAILS

Woodrow Wilson Junior High Assessment Details						
Project Name	Category	Subcategory	Description	Area/Units	Estimate	
Sitework	Security & Safety	Intercom Phones	Upgrade all intercom speakers to digital POE speakers, Add exterior intercom speakers (x10) to improve coverage	10 EA	\$123,500	
Sitework	Security & Safety	Fencing	Add safety railing around exterior cafeteria/amphitheater stage	80 LF	\$11,440	
Sitework	Security & Safety	Intercom Phones	Add intercom connectivity/speakers to rooms 208 & 209	2 EA	\$19,500	
Sitework	Parking & Traffic Circulation	None	Create parent drop-off/pick-up loading zone on Florinda St	8000 SF	\$364,000	
Sitework	ADA compliance (excluding restrooms)	Drinking Fountains	Replace drinking fountains with ADA compliant fountains	6 EA	\$23,400	
Sitework	ADA compliance (excluding restrooms)	Path Of Travel	Hold \$ allowance for ADA path of travel improvements		\$325,000	
Sitework	Security & Safety	Signage and Marquee	Add electronic marquee		\$68,900	
Sitework	Outdoor Facilities	Concessions	Add shade structure (Will be completed in 2022)	1200 SF	\$123,500	
Sitework	Outdoor Facilities	Lighting	Upgrade exterior lights to LED		\$260,000	
Sitework	Landscaping & Irrigation	None	Remove & replace tree wells (x2) by room 301	800 SF	\$12,480	
Band Room (503)	Exterior Upgrades	Windows	Replace windows, eliminate window wall, wall panels under windows may require abatement	1440 SF	\$308,880	
Building 100 (101-108)	Exterior Upgrades	Windows	Replace windows, eliminate window wall, wall panels under windows may require abatement	5760 SF	\$1,235,520	
Building 200 (204-205)	Exterior Upgrades	Windows	Replace windows, eliminate window wall, wall panels under windows may require abatement	1440 SF	\$308,880	
Building 200 (206-207)	Exterior Upgrades	Windows	Replace windows, eliminate window wall, wall panels under windows may require abatement	1440 SF	\$308,880	
Building 300 (301-302)	Exterior Upgrades	Windows	Replace windows, eliminate window wall, wall panels under windows may require abatement	1440 SF	\$308,880	
Building 400 (401-404)	Exterior Upgrades	Windows	Replace windows, eliminate window wall, wall panels under windows may require abatement	2880 SF	\$617,760	
Building 400 (405-406)	Exterior Upgrades	Windows	Replace windows, eliminate window wall, wall panels under windows may require abatement	1440 SF	\$308,880	
Building 500 (501-502)	Exterior Upgrades	Windows	Replace windows, eliminate window wall, wall panels under windows may require abatement	1440 SF	\$308,880	
Cafeteria	Exterior Upgrades	Windows	Replace windows, wall panels under windows may require abatement	728 SF	\$156,156	
Band Room (503)	HVAC	None	Replace HVAC units	2 EA	\$42,900	
Building 100 (101-108)	HVAC	None	Replace boiler/chiller (covers 100 wing, 200 wing, 301/302, 405/406)		\$279,500	
Building 100 (101-108)	HVAC	None	Upgrade IAU for rooms 101 - 108 with chiller upgrade	8 EA	\$104,000	
Building 200 (204-205)	HVAC	None	Upgrade IAU for rooms 203 - 207 with chiller upgrade	5 EA	\$65,000	
Building 300 (301-302)	HVAC	None	Upgrade IAU (x2) with chiller upgrade	2 EA	\$26,000	
Building 400 (401-404)	HVAC	None	Replace HVAC units	4 EA	\$85,800	
Building 400 (405-406)	HVAC	None	Upgrade IAU with chiller upgrade	2 EA	\$26,000	
Building 500 (501-502)	HVAC	None	Replace HVAC units	2 EA	\$42,900	
Locker Rooms (504-505)	Exterior Upgrades	Windows	Replace locker room windows	144 SF	\$14,040	
Office	Roofing	None	Replace metal roof deck on covered walkways	21000 SF	\$657,800	
Portable 601	HVAC	None	Replace HVAC units	1 EA	\$14,950	
Portable 602	HVAC	None	Replace HVAC units	1 EA	\$14,950	
Band Room (503)	Exterior Upgrades	Doors	Replace doors and door hardware	3 EA	\$13,650	
Building 100 (101-108)	Exterior Upgrades	Doors	Replace doors and door hardware	8 EA	\$36,400	
Building 200 (204-205)	Exterior Upgrades	Doors	Replace doors and door hardware	2 EA	\$9,100	
Building 200 (206-207)	Exterior Upgrades	Doors	Replace doors and door hardware	2 EA	\$9,100	
Building 208	Exterior Upgrades	Doors	Replace doors and door hardware	1 EA	\$4,550	
Building 209	Exterior Upgrades	Doors	Replace doors and door hardware	1 EA	\$4,550	
Building 300 (301-302)	Exterior Upgrades	Doors	Replace doors and door hardware	2 EA	\$9,100	
Building 400 (401-404)	Exterior Upgrades	Doors	Replace doors and door hardware	4 EA	\$18,200	
Building 400 (405-406)	Exterior Upgrades	Doors	Replace doors and door hardware	2 EA	\$9,100	
Building 500 (501-502)	Exterior Upgrades	Doors	Replace doors and door hardware	2 EA	\$9,100	



WOODROW WILSON JUNIOR HIGH - MASTER PLAN DETAILS (CONT.)

Facilities Assessment

<u>Woodrow Wilson Junior High Assessment Details</u>					
Project Name	Category	Subcategory	Description	Area/Units	Estimate
Building 100 (101-108)	Restroom Interior Upgrades	ADA Compliance	Upgrade student restrooms for ADA		\$312,000
Building 208	Instructional Spaces Interior Upgrades	Other	Resurface interior (floors, walls, ceiling tiles), ceiling tiles may require abatement		\$26,000
Building 209	Instructional Spaces Interior Upgrades	Other	Resurface interior (floors, walls, ceiling tiles), ceiling tiles may require abatement		\$26,000
Building 400 (401-404)	Restroom Interior Upgrades	ADA Compliance	Upgrade student restrooms for ADA		\$156,000
Building 400 (401-404)	Instructional Spaces Interior Upgrades	Other	Resurface interior (floors, walls, ceiling tiles), ceiling tiles may require abatement		\$97,500
Building 400 (405-406)	Instructional Spaces Interior Upgrades	Other	Resurface interior (floors, walls, ceiling tiles), ceiling tiles may require abatement		\$45,500
Gymnasium	Restroom Interior Upgrades	Other	Remodel locker room shower/restroom areas (x2), less showers, more toilet stalls		\$520,000
Office	Restroom Interior Upgrades	ADA Compliance	Remodel Nurse office restroom for ADA		\$45,500
Band Room (503)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$10,400
Band Room (503)	Instructional Spaces Interior Upgrades	Other	Resurface interior (floors, walls, ceiling tiles)		\$39,000
Building 100 (101-108)	Instructional Spaces Interior Upgrades	Cabinetry	Add sink and casework on one wall to support science lab curriculum		\$156,000
Building 100 (101-108)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$41,600
Building 100 (101-108)	Instructional Spaces Interior Upgrades	Other	Resurface interior (floors, walls, ceiling tiles)		\$156,000
Building 200 (204-205)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$26,000
Building 200 (204-205)	Instructional Spaces Interior Upgrades	Other	Resurface interior (floors, walls, ceiling tiles)		\$97,500
Building 208	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$5,200
Building 209	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$5,200
Building 300 (301-302)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$10,400
Building 300 (301-302)	Instructional Spaces Interior Upgrades	Other	Resurface interior (floors, walls, ceiling tiles)		\$39,000
Building 400 (401-404)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$20,800
Building 400 (405-406)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$10,400
Building 500 (501-502)	Instructional Spaces Interior Upgrades	Lighting	Upgrade interior lights to LED		\$10,400
Building 500 (501-502)	Instructional Spaces Interior Upgrades	Other	Resurface interior (floors, walls, ceiling tiles)		\$39,000
Cafeteria	Cafeteria/MPR Interior Upgrades	Lighting	Upgrade interior lights to LED		\$40,950
Cafeteria	Cafeteria/MPR Interior Upgrades	Other	Resurface interior (floors, walls, ceilings), replace VCT flooring with LVT		\$135,850
Total					8,763,326

Project Categories: Health & Safety Essential Operations Maintenance

Cost estimates are based on 2021 construction rates and are determined by a combination of local knowledge of the region and the Saylor construction guide. Estimates may vary depending on final scope, labor costs, types of materials used and timing of projects. Totals include construction costs and support costs, which include architect fees, engineering, testing, inspection and DSA fees. The total estimated costs do not take into account inflation. It is recommended the District consult with both the Architect and Construction Manager before any budgets are finalized.



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A large, diverse group of people, including adults and children of various ethnicities, are smiling and holding their hands together in a circle, creating a sense of unity and community. The image is slightly faded to allow the text to stand out.

5 CONCLUSION & RECOMMENDATIONS



HANFORD ELEMENTARY FACILITIES MASTER PLAN

Facilities Assessment



The Facilities Master Plan (FMP) is a living document meant to assist the District with its short-term and long-term facility planning goals. Based on the needs assessment, the FMP has identified a total of **\$40,922,774** in improvement projects. This includes **\$33,610,274** for modernization and improvement of existing facilities, and **\$7,312,500** in potential future new construction projects. The planning window in this document is three to five years. Not all projects identified will be address within this window. The cost to modernize or build new facilities will require the District to pursue several funding sources. These sources may include the State School Facility Program, developer fees and general obligation bonds.

The following steps are recommended for the Hanford Elementary School District to meet its facility needs:

- Since 1999 the District has received **\$18,787,587** from the State of California through the modernization and new construction programs. This accounts for **44%** of major funding towards facilities projects since 1999. A new construction application at Lincoln Elementary and modernization applications for Lincoln Elementary, Washington Elementary, Lee Richmond Elementary, and Roosevelt Elementary are currently on the State acknowledged list for **\$9,539,373**. Since funding from proposition 51 is beyond authority, this project will be funded once a new State school facilities bond is passed.
- Once a new State school facilities bond is passed, Hanford Elementary schools may be eligible for **\$34,728,885** million in State modernization projects over the next eight years. It is important to keep in mind that these are estimates and final numbers may vary. Under the current State School Facility Program (Proposition 51), the State share, **\$20,837,331** is 60% of the eligible project amount. The District would need to come up with a local share amount 40% or approximately **\$13,891,554** million to request State funding. State funding of future modernization projects are dependent on the State passing a new school facilities bond in 2022.



HANFORD ELEMENTARY FACILITIES MASTER PLAN



- Continue with its current deferred maintenance program. While the needs assessment identified **\$33,610,274** in modernization upgrades, many of the high ticket cost items such as HVAC and roofing have been adequately maintained or replaced. These crucial infrastructure components could easily double the total modernization category cost if not for a well planned out deferred maintenance program. This forward thinking approach will save the District money in the long term.
- The Facilities Master Plan has identified **\$40,922,774** in needs and **\$30,376,704** in future funding through the State building program. This leaves a deficit of **\$10,546,070** in unfunded projects at current 2021 construction rates. Additional State and local funding resources will be needed.
- It is recommended that Hanford Elementary School District work closely with its team of financial advisors to develop a long-range sequencing plan to maximize the amount of eligible funding from the State in concurrence with local bond funds. The community of Hanford supported a local general obligation bond measure in 2016 for **\$24,000,000**. An additional future G.O. bond may be needed to address the needs identified in the FMP. Funds would be used to match the State portion of modernization program as well as address some future new construction needs.
- Monitor future enrollment projections and demographic trends. While Hanford Elementary has experienced a decline in enrollment over the past ten years, the District should continue to monitor impacts of future programs such as the transitional kindergarten program for all, and future new housing development which could have an impact on how facilities are utilized.



2021 Facilities Master Plan