
Master Plan Scopes-of-Work
Master Plan Scopes-of-Work
Master Plan Scopes-of-Work
Kings Beach Elementary

3.1 | INTRODUCTION

Budget Development

The following comments are intended to lend understanding to the development of the budgets included in the Facilities Master Plan, and what steps should be taken beyond this study as the Tahoe Truckee Unified School District continues planning for future facilities.

Individual project budgets have been developed for each Elementary School, Middle School, High School, Specialized Program and District Support sites based on the program and campus needs identified by District stakeholders during the Facilities Master Plan process. Each budget contains a breakdown based on the fifteen (15) scope categories, with associated areas, unit costs, construction costs and soft costs which result in a total project cost for each campus. The following (in no priority order) is a listing of the (15) proposed scope categories used to analyze the costs of improvements at each site:

1. Modernize & Reconfigure Existing Kindergarten, Classroom and Lab Buildings
2. Existing Building Systems & Toilets
3. Site Utilities
4. New Construction Classrooms
5. New Construction Science & Career Technical Education
6. Performing Arts Improvements
7. Multi-Purpose/Food Service
8. Physical Education Improvements
9. Administration & District Support Facilities
10. Student Collaboration & Support Services
11. Safety & Security
12. Outdoor Learning
13. Exterior Play Spaces, Fields & Hard Courts
14. 21st Century Learning Classroom Flexibility
15. Technology Infrastructure

The total project cost includes the total costs to construct the project with the following markups and soft costs applied to the construction unit costs. It should be noted that all total project costs are in 2014 dollars. Beginning on January 1, 2015, these costs should be escalated to the anticipated mid-point of construction as a project scope and schedule are identified to move forward. It is hoped that by breaking the costs for each project site into fifteen (15) scope categories the District will be able to easily run a variety of potential program implementation scenarios for the proposed Facilities Master Plan Improvements.

Total Project Cost Assumptions

	Type	%Mark-up
Mark-ups:	c	15.00%
General Contractor, GC, OH&P	c	7.60%
Escalation (to end of 2014)	c	2.00%
Bonds & Insurance	c	10.00%
Design/Phasing Contingency	c	3.00%
Geographic Location of TTUSD Factor		
Subtotal Mark-ups (Compound)		**43.00%**
Soft Costs:	a	10.00%
Architect/Engineer Design Fee	a	0.75%
DSA Plan Check Fee	a	0.05%
Printing/Advertising	a	1.25%
Test/Survey	a	1.25%
Inspection	a	5.00%
Project Management Fees	a	5.00%
Project/Construction Contingency	a	0.80%
Relocation Costs	a	0.25%
Labor Compliance	a	0.80%
Builders Risk Insurance	a	0.03%
Legal	a	0.08%
Commissioning	a	4.00%
FF&E (Other than Classroom)	a	4.00%
Other Miscellaneous Consultants		
Subtotal Soft Costs (Additive)		**33.26%**

Types: C= Compound
A= Additive

The Total Program and Prioritized Projects cost totals on the following pages are reflective of the construction challenges in the local Truckee and North Lake Tahoe communities. Cost impacts include limitations on the number of local contractors, snow load on to building structures, long term maintainability due to environmental factors and the limited time windows in which construction is allowed during the calendar year by local governing agencies. These costs have been factored into the mark-ups for the project. The District has also allocated a 20% contingency on top of the total program cost for the prioritized project list. These dollars are to be budgeted for escalation and project unknowns as outlined in the bullet points below.

Exclusions

The budgets developed for this Facilities Master Plan include construction costs and soft costs for the scope of work identified in this study, based on information known by the District, LPA and our cost estimating consultant Cumming at this time. The following are exclusions to the costs projected.

- Utility and City Connection Fees, off-site improvements, traffic signals or re-striping is not included in these budgets. These requirements and costs are subject to change regularly by the City or utility companies, and are best identified early in project development.
- No land acquisition costs have been included in these budgets, and should if required be considered separately.
- No hazardous materials surveys, asbestos or lead paint abatement or monitoring costs are included in these budgets for renovation work on existing buildings. Also not included are any surveys or removal of contaminated or unsuitable soils on existing or new sites.
- Phasing and interim housing/facility costs are not included in these budgets. These costs should be determined once an implementation plan is developed, including a project schedule and phasing plan for the individual prioritized projects.

3.2 | TOTAL PROGRAM COST SUMMARY

Campus		Master Plan Cost (2014$) Subtotal Project Cost (2014$)	Master Plan Cost (2014$) Total Project Cost (2014$)	Prioritized Projects Cost (2014$) Subtotal Project Cost (2014$)	Prioritized Projects Cost (2014$) Total Project Cost (2014$)
A	**Elementary Schools**		**$105,254,000**		**$76,048,000**
1	Donner Trail Elementary School	$7,182,000		$3,621,000	
2	Glenshire Elementary School	$23,253,000		$3,981,000	
3	Kings Beach Elementary School	$19,832,000		$19,067,000	
4	Tahoe Lake Elementary School	$23,837,000		$23,092,000	
5	Truckee Elementary School	$31,150,000		$26,287,000	
B	**Middle Schools**		**$20,458,000**		**$3,670,000**
6	Alder Creek Middle School	$12,345,000		$1,371,000	
7	North Tahoe School	$8,113,000		$2,299,000	
C	**High Schools**		**$89,351,000**		**$59,474,000**
8	North Tahoe High School	$13,296,000		$4,283,000	
9	Tahoe Truckee High School	$73,256,000		$54,797,000	
10	Sierra High School	$2,799,000		$394,000	
D	**Specialized Programs**		**$5,212,000**		**$2,276,000**
11	Coldstream Alternative School (Rideout)	$1,077,000		$237,000	
12	Sierra Expeditionary Learning School	$4,135,000		$2,039,000	
E	**District Support Sites**		**$15,314,000**		**$4,740,000**
13	District Office	$3,835,000			
14	M&O / Warehouse	$4,740,000		$4,740,000	
15	Transportation	$6,739,000			
Total Construction/Project Cost (2014$)			**$235,589,000**		**$146,208,000**

The following items are excluded from this budget:

Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Land acquisition costs.
Escalation (Costs are in 2014$)

PLUS 20% CONTINGENCY

SFID #1 (Truckee)			
School Sites Summary		$92,096,000	
Shared District Sites @ 50%		$2,685,500	
	Sub-Total:	**$94,781,500**	
	20% Program Contingency (x0.2):	$18,956,300.0	
	SFID #1 Total:		**$113.737.800**
SFID #2 (No. Tahoe)			
School Sites Summary		$48,741,000	
Shared District Sites @ 50%		$2,685,500	
	Sub-Total:	**$51,426,500**	
	20% Program Contingency (x0.2):	$10,285,300.0	
	SFID #2 Total:		**$61.711.800**
	Prioritized Projects Program Grand Total:		**$175,449,600**

MASTER PLAN COST

3.2 | TOTAL PROGRAM COST SUMMARY

Project Cost Summary (2014$)
26-Nov-13

Category	1 Donner Trail ES	2 Glenshire ES	3 Kings Beach ES	4 Tahoe Lake ES	5 Truckee ES	6 Alder Creek MS
1 Modernize & Reconfigure Existing Kindergarten, Classroom & Lab Buildings	630,000	499,000	1,996,000	1,696,000	1,476,000	-
2 Existing Building Systems & Toilets	867,000	1,865,000	2,903,000	1,770,000	2,430,000	557,000
3 Site Utilities	515,000	-	315,000	914,000	1,349,000	-
4 New Construction Classrooms	2,197,000	9,317,000	7,324,000	10,127,000	11,063,000	4,446,000
5 New Construction Science & Career Technical Education	-	2,027,000	346,000	367,000	1,693,000	4,820,000
6 Performing Arts Improvements	-	1,576,000	-	223,000	1,447,000	-
7 Multipurpose/Food Service Improvements	520,000	2,030,000	366,000	1,224,000	2,246,000	456,000
8 Physical Education Improvements	-	-	-	-	-	-
9 Administration & District Support Facilities	855,000	27,000	1,220,000	2,075,000	872,000	180,000
10 Student Collaboration & Support Services	-	2,326,000	295,000	1,716,000	2,681,000	-
11 Safety & Security	701,000	1,914,000	3,135,000	2,065,000	2,316,000	1,067,000
12 Outdoor Learning	-	129,000	166,000	247,000	573,000	227,000
13 Exterior Play Spaces, Play Fields & Hard Courts	686,000	351,000	371,000	606,000	2,375,000	-
14 21st Century Learning Classroom Flexibility	55,000	308,000	330,000	253,000	374,000	352,000
15 Technology Infrastructure	156,000	884,000	1,065,000	554,000	255,000	240,000
Total Project Cost (2014$)	**7,182,000**	**23,253,000**	**19,832,000**	**23,837,000**	**31,150,000**	**12,345,000**

Prepared by: LPA, Inc. / Cumming

3.2 | TOTAL PROGRAM COST SUMMARY

Project Cost Summary (2014$)
26-Nov-13

Category	7 North Tahoe School	8 North Tahoe HS	9 Tahoe Truckee HS	10 Sierra HS	11 Coldstream (Rideout)	12 Sierra Expeditionary
1 Modernize & Reconfigure Existing Kindergarten, Classroom & Lab Buildings	-	348,000	6,545,000	44,000	870,000	105,000
2 Existing Building Systems & Toilets	728,000	386,000	6,810,000	-	-	197,000
3 Site Utilities	190,000	190,000	1,456,000	-	-	-
4 New Construction Classrooms	-	827,000	6,199,000	1,113,000	-	-
5 New Construction Science & Career Technical Education	1,076,000	569,000	16,098,000	-	-	118,000
6 Performing Arts Improvements	519,000	3,781,000	3,812,000	-	-	-
7 Multipurpose/Food Service Improvements	-	-	-	833,000	-	1,041,000
8 Physical Education Improvements	1,576,000	-	6,291,000	-	-	-
9 Administration & District Support Facilities	-	-	1,069,000	-	-	-
10 Student Collaboration & Support Services	3,030,000	4,178,000	6,461,000	90,000	-	520,000
11 Safety & Security	356,000	101,000	7,102,000	545,000	63,000	1,661,000
12 Outdoor Learning	81,000	503,000	924,000	41,000	-	101,000
13 Exterior Play Spaces, Play Fields & Hard Courts	96,000	1,801,000	9,749,000	77,000	114,000	188,000
14 21st Century Learning Classroom Flexibility	187,000	264,000	440,000	33,000	-	121,000
15 Technology Infrastructure	274,000	348,000	300,000	23,000	30,000	83,000
Total Project Cost (2014$)	**8,113,000**	**13,296,000**	**73,256,000**	**2,799,000**	**1,077,000**	**4,135,000**

Prepared by: LPA, Inc. / Cumming

3.2 | TOTAL PROGRAM COST SUMMARY

Project Cost Summary (2014$)
26-Nov-13

Category	13 District Office	14 M&O / Warehouse	15 Transportation	Total Project Cost (2014$)
1 Modernize & Reconfigure Existing Kindergarten, Classroom & Lab Buildings	-	-	-	$ 14,209,000
2 Existing Building Systems & Toilets	1,597,000	-	-	$ 20,110,000
3 Site Utilities	-	-	133,000	$ 5,062,000
4 New Construction Classrooms	-	-	-	$ 52,613,000
5 New Construction Science & Career Technical Education	-	-	-	$ 27,114,000
6 Performing Arts Improvements	-	-	-	$ 11,358,000
7 Multipurpose/Food Service Improvements	-	-	-	$ 8,716,000
8 Physical Education Improvements	-	-	-	$ 7,867,000
9 Administration & District Support Facilities	2,238,000	3,821,000	6,606,000	$ 18,963,000
10 Student Collaboration & Support Services	-	-	-	$ 21,297,000
11 Safety & Security	-	919,000	-	$ 21,945,000
12 Outdoor Learning	-	-	-	$ 2,992,000
13 Exterior Play Spaces, Play Fields & Hard Courts	-	-	-	$ 16,414,000
14 21st Century Learning Classroom Flexibility	-	-	-	$ 2,717,000
15 Technology Infrastructure	-	-	-	$ 4,212,000
Total Project Cost (2014$)	3,835,000	4,740,000	6,739,000	$235,589,000

Prepared by: LPA, Inc. / Cumming

PRIORITIZED PROJECTS COST

3.3 | PRIORITIZED PROJECT COST SUMMARY

Project Cost Summary (2014$)
3-Mar-14

Category	1 Donner Trail ES	2 Glenshire ES	3 Kings Beach ES	4 Tahoe Lake ES	5 Truckee ES	6 Alder Creek MS
1 Modernize & Reconfigure Existing Kindergarten, Classroom & Lab Buildings	630,000	517,000	1,996,000	1,696,000	1,476,000	-
2 Existing Building Systems & Toilets	867,000	-	2,903,000	1,770,000	2,354,000	-
3 Site Utilities	515,000	-	315,000	914,000	1,349,000	-
4 New Construction Classrooms	1,301,000	45,000	7,324,000	10,127,000	11,063,000	-
5 New Construction Science & Career Technical Education	-	180,000	180,000	347,000	1,873,000	180,000
6 Performing Arts Improvements	-	-	-	223,000	-	-
7 Multipurpose/Food Service Improvements	-	-	366,000	512,000	-	-
8 Physical Education Improvements	-	-	-	-	-	-
9 Administration & District Support Facilities	-	27,000	1,220,000	2,075,000	872,000	-
10 Student Collaboration & Support Services	-	-	295,000	1,716,000	2,681,000	-
11 Safety & Security	97,000	1,786,000	2,536,000	2,052,000	2,316,000	599,000
12 Outdoor Learning	-	129,000	166,000	247,000	-	-
13 Exterior Play Spaces, Play Fields & Hard Courts	-	105,000	371,000	606,000	1,674,000	-
14 21st Century Learning Classroom Flexibility	55,000	308,000	330,000	253,000	374,000	352,000
15 Technology Infrastructure	156,000	884,000	1,065,000	554,000	255,000	240,000
Total Project Cost (2014$)	**3,621,000**	**3,981,000**	**19,067,000**	**23,092,000**	**26,287,000**	**1,371,000**

Prepared by: LPA, Inc. / Cumming

3.3 | PRIORITIZED PROJECT COST SUMMARY

Project Cost Summary (2014$)
3-Mar-14

Category	7 North Tahoe School	8 North Tahoe HS	9 Tahoe Truckee HS	10 Sierra HS	11 Coldstream (Rideout)	12 Sierra Expeditionary
1 Modernize & Reconfigure Existing Kindergarten, Classroom & Lab Buildings	-	348,000	6,545,000	44,000	176,000	105,000
2 Existing Building Systems & Toilets	-	-	6,810,000	-	-	125,000
3 Site Utilities	190,000	190,000	1,456,000	-	-	-
4 New Construction Classrooms	-	-	6,199,000	-	-	-
5 New Construction Science & Career Technical Education	1,028,000	456,000	16,278,000	-	-	118,000
6 Performing Arts Improvements	519,000	2,175,000	3,812,000	-	-	-
7 Multipurpose/Food Service Improvements	-	-	-	-	-	-
8 Physical Education Improvements	-	-	750,000	-	-	-
9 Administration & District Support Facilities	-	-	1,069,000	-	-	-
10 Student Collaboration & Support Services	-	301,000	3,227,000	-	-	-
11 Safety & Security	101,000	101,000	5,712,000	294,000	31,000	1,393,000
12 Outdoor Learning	-	100,000	200,000	-	-	-
13 Exterior Play Spaces, Play Fields & Hard Courts	-	-	1,999,000	-	-	94,000
14 21st Century Learning Classroom Flexibility	187,000	264,000	440,000	33,000	-	121,000
15 Technology Infrastructure	274,000	348,000	300,000	23,000	30,000	83,000
Total Project Cost (2014$)	**2,299,000**	**4,283,000**	**54,797,000**	**394,000**	**237,000**	**2,039,000**

Prepared by: LPA, Inc. / Cumming

3.3 | PRIORITIZED PROJECT COST SUMMARY

Project Cost Summary (2014$)
3-Mar-14

Category	13 District Office	14 M&O / Warehouse	15 Transportation	Total Project Cost (2014$)
1 Modernize & Reconfigure Existing Kindergarten, Classroom & Lab Buildings	-	-	-	$ 13,533,000
2 Existing Building Systems & Toilets	-	-	-	$ 14,829,000
3 Site Utilities	-	-	-	$ 4,929,000
4 New Construction Classrooms	-	-	-	$ 36,059,000
5 New Construction Science & Career Technical Education	-	-	-	$ 20,640,000
6 Performing Arts Improvements	-	-	-	$ 6,729,000
7 Multipurpose/Food Service Improvements	-	-	-	$ 878,000
8 Physical Education Improvements	-	-	-	$ 750,000
9 Administration & District Support Facilities	-	3,821,000	-	$ 9,084,000
10 Student Collaboration & Support Services	-	-	-	$ 8,220,000
11 Safety & Security	-	919,000	-	$ 17,937,000
12 Outdoor Learning	-	-	-	$ 842,000
13 Exterior Play Spaces, Play Fields & Hard Courts	-	-	-	$ 4,849,000
14 21st Century Learning Classroom Flexibility	-	-	-	$ 2,717,000
15 Technology Infrastructure	-	-	-	$ 4,212,000
Total Project Cost (2014$)	-	4,740,000	-	$146,208,000

Prepared by: LPA, Inc. / Cumming

3.4 | ANALYSIS OF FUNDING SOURCES

Introduction

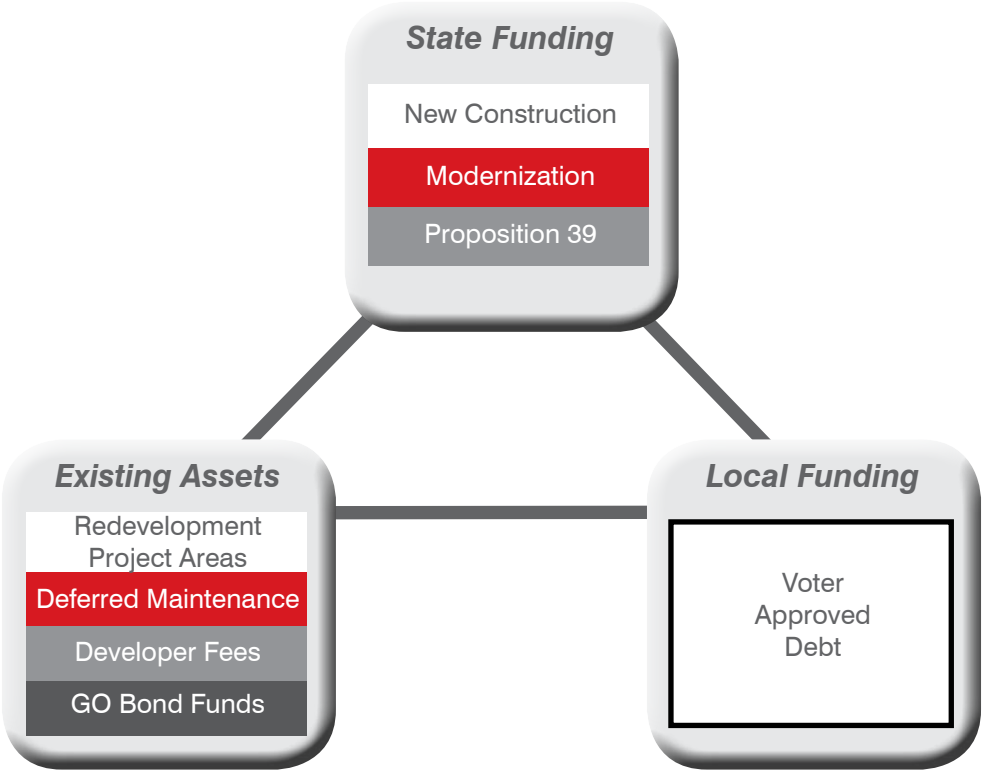
As a component of the Facilities Master Plan (FMP), a comprehensive funding program analysis has been developed to address capital facility needs identified within the FMP. Funding sources are categorized within three (3) primary areas: State Funding, Existing Assets and Local Funding. For each applicable funding source, the analysis considers facility money currently on-hand at the School District and also future money to be realized over the long-term master planning period.

The School Facility State Funding Program allows school districts to seek facilities funding based on eligibility for modernization and new construction projects. For all eligible projects, the School District can prepare and submit a funding application to the State Allocation Board in order to receive an appropriate share of project funding. Although resources are currently limited within the State budget, the State is considering a new facilities bond to replenish funds and meet state-wide obligations. The School District's funding program identifies existing eligibility for all sites within the District and includes an appropriate amount of funding based on current per pupil grant amounts. Throughout implementation of the FMP, the School District will seek to continually monitor eligibility and maximize the amount of State funds available for modernization of existing facilities and the construction of new facilities.

A new source of State Funding includes monies allocated for clean energy projects through Proposition 39. For five (5) consecutive years starting with 2013/2014, the School District can access annual allocations of Prop. 39 funding through an application process of clean energy project expenditures. The funding program analysis includes an annual collection of $212,137 of Prop. 39 revenues allocated to the School District for eligible FMP projects.

An equally important component of the funding analysis are existing revenue sources contributing to ongoing facility needs. Specifically, dollars received by the School District include Developer Fee collections, Deferred Maintenance funding, remaining General Obligation Bond funds from Measure C and R, and Redevelopment Pass-Through Payments. Within the funding analysis, the School District has taken a conservative look at projecting each of these revenue sources to assess their potential long-term contribution. By evaluating each unique source of revenue and combining them into the overall funding program, the School District has a better understanding of meeting long-term facility needs identified within the FMP.

Once all potential revenues are analyzed for State Funding and Existing Assets, the final step is to determine if there is a shortfall that exists between long-term facility costs/needs and available facility funding. The difference between the costs and the funding is usually the starting point of identifying the amount of bond authorization needed to be approved by the voters. Several GO Bond tax rate scenarios are evaluated within the funding program to provide insight as to how much a future GO bond measure could generate for the School District should they wish to proceed in that direction.



3.4 | ANALYSIS OF FUNDING SOURCES

Introduction

As part of the Master Plan for the School District, Dolinka Group, LLC prepared a Funding Program to compare:

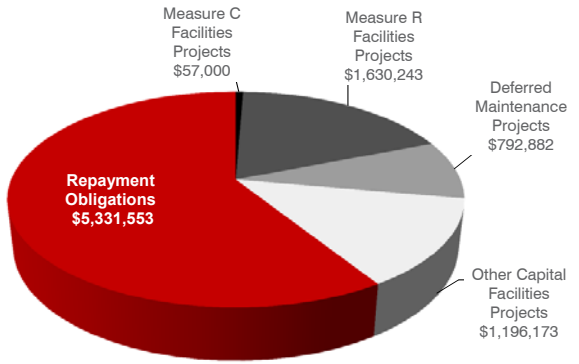
Existing and Projected Uses of Funds

Existing and Projected Sources of Funds

The Funding Program covers the period of fiscal year 2013/2014 to the fiscal year 2022/2023 ("Planning Period")

The duration reflected within Funding Program does not indicate that the Master Plan projects will be completed in this timeline.

The School District has identified existing school facilities needs in the following categories.



Total Existing Facilities Needs = $9,007,851

Uses of Funds

Measure C and Measure R Facilities Projects

On March 2, 1999, voters within the Truckee SFID 1 area passed Measure C and authorized the School District to issue $35,000,000 in general obligation bonds ("GO Bonds") to fund needed facilities projects in that region.

On the same election date in 1999, voters within the Lake Tahoe SFID 2 area passed Measure R and authorized the School District to issue $24,000,000 in GO Bonds to fund needed facilities projects in that region. There was a subsequent GO Bond in 2002 within SFID 2 for an additional $30,000,000.

The following charts highlight projects remaining with in the SFID 1 and SFID 2 area programs:

Measure C Facilities Projects	Total Project Costs
Technology Upgrades	$50,000
Project Management	$7,000
Total	$57,000

Measure R Facilities Projects	Total Project Costs
Kings Beach ES - Roof Snow Load Structural Retrofits	$182,339
Kings Beach ES - Field Repairs	$49,032
Kings Beach ES - Hand Dryers	$12,000
Kings Beach ES - Pump Replacement	$5,000
Kings Beach ES - Student Center Window Covering	$26,000
North Tahoe - Industrial Tech Lab Construction	$380,745
North Tahoe - Industrial Tech Lab Laser Cutter	$15,000
North Tahoe - Exterior Access Compliance	$150,000
North Tahoe - Athletic Shelving	$7,000
North Tahoe - Floor Repair	$22,769
Tahoe Lake ES - Roof Snow Load Structural Retrofits	$96,884
Tahoe Lake ES - Water Proofing and Paint South Wing	$148,825
Tahoe Lake ES - HVAC Controls / Pumps Conversion	$140,000
Tahoe Lake ES - Front Bathroom ADA Compliance	$10,000
Tahoe Lake ES - Pump Replacement	$5,000
Tahoe Lake ES - Planter	$20,000
Districtwide - Lighting Retrofit (50% Contract)	$74,649
Project Management	$285,000
Total	**$1,630,243**

3.4 ANALYSIS OF FUNDING SOURCES

Uses of Funds

Deferred Maintenance and Other Capital Facilities Projects

In addition, the School District has ongoing deferred maintenance and other capital facilities needs, totaling $1,989,055.

Deferred Maintenance Projects	Total Project Costs
Donner Trail ES - Roof Snow Load Structural Retrofit.	$107,653
Truckee ES - Roof Snow Load Structural Retrofit	$107,716
Truckee HS - Roof Snow Load Structural Retrofit	$237,513
Alder Creek MS - HVAC Repairs & Ground Source Heat	$160,000
North Tahoe - Underground Tanks	$20,000
Multiple Sites - Roof Repairs	$150,000
Other Sites - Fixture Replacements	$10,000
Total	$792,882

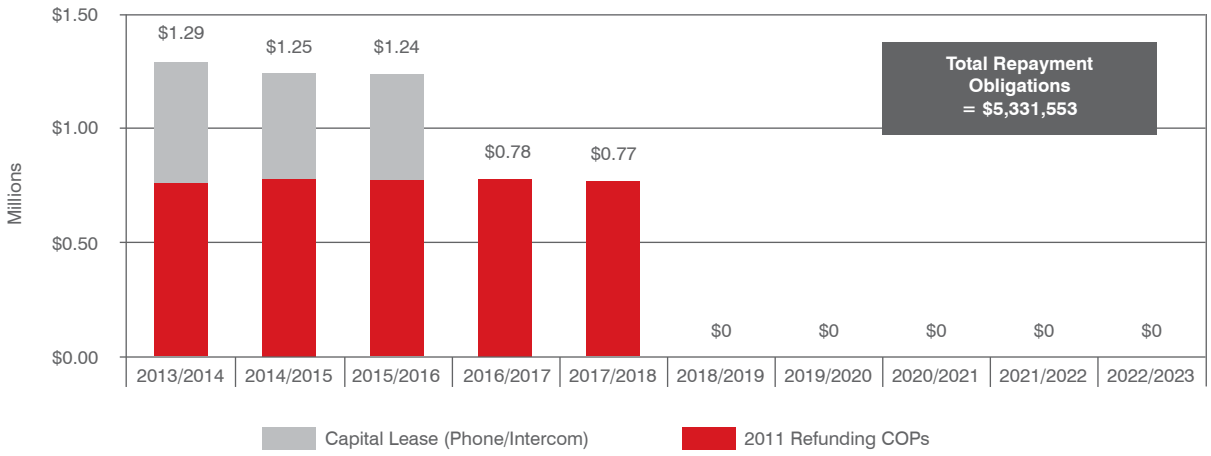
Other Capital Facilities Projects	Total Project Costs
Truckee ES - Parking and Circulation Improvement	$6,150
Sierra Expeditionary - Site Projects	$100,000
Districtwide - Communication Project	$150,000
Districtwide - Planning	$940,023
Total	$1,196,173

Uses of Funds

Repayment Obligations

The School District previously issued the 2011 Refunding Certificates of Participation ("COPs") to refinance its 2002 COPs. The total COPs payments during the Planning Period is $3,874,225, repaid from the School District's Capital Facilities Fund (Fund 25).

In addition, the School District entered into a Capital Lease Agreement in 2013 to finance the phone/intercom system. The total Capital Lease payments during the Planning Period is $1,457,328, repaid from the School District's Redevelopment Revenues.



3.4 ANALYSIS OF FUNDING SOURCES

Uses of Funds
Master Plan Facilities Projects

Based on the current estimates provided by LPA, Inc. and Cumming, the total Master Plan facilities project cost is projected to be $235,589,000.

Master Plan Facilities Projects	Total Project Costs
Donner Trail ES	$7,182,000
Glenshire ES	$23,253,000
Kings Beach ES	$19,832,000
Tahoe Lake ES	$23,837,000
Truckee ES	$31,150,000
Alder Creek MS	$12,345,000
North Tahoe MS	$8,113,000
North Tahoe HS	$13,296,000
Tahoe Truckee HS	$73,256,000
Sierra HS	$2,799,000
Coldstream Alternative School (Rideout)	$1,077,000
Sierra Expeditionary (Charter School)	$4,135,000
District Office	$3,835,000
M&O / Warehouse	$4,740,000
Transportation	$6,739,000
Total	$235,589,000

Uses of Funds
Summary of Existing and Projected Uses of Funds

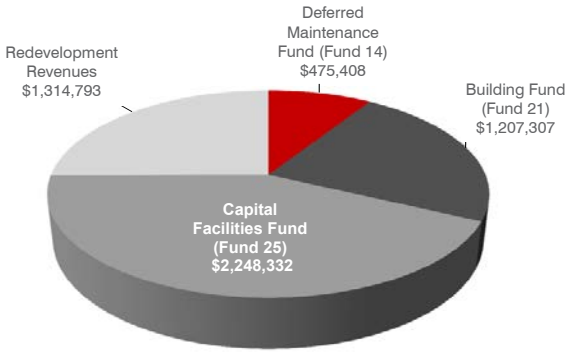
In aggregate, the amount of capital facilities needs currently identified by the School District is estimated to be $245,881,916.

Item	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Total Project Costs
01. Measure C Projects	$57,000										$57,000
02. Measure R Projects	$1,066,418	$563,825									$1,630,243
03. Deferred Maint. Projects	$284,290	$508,592									$792,882
04, Other Facilities Projects	$596,173	$150,000	$150,000	$150,000	$150,000						$1,196,173
05. Repayment Obligations	$1,293,251	$1,248,382	$1,241,121	$780,364	$768,436						$5,331,553
06. Master Plan Projects											$235,589,000
Total	$3,332,196	$2,470,799	$1,391,121	$930,364	$918,436	$0	$0	$0	$0	$0	$244,596,851

3.4 ANALYSIS OF FUNDING SOURCES

Sources of Funds
Existing Funds on Hand

As of July 1, 2013, the School District has the following existing funds on hand that can be used for facilities projects:



Total Existing Funds on Hand = $5,245,840

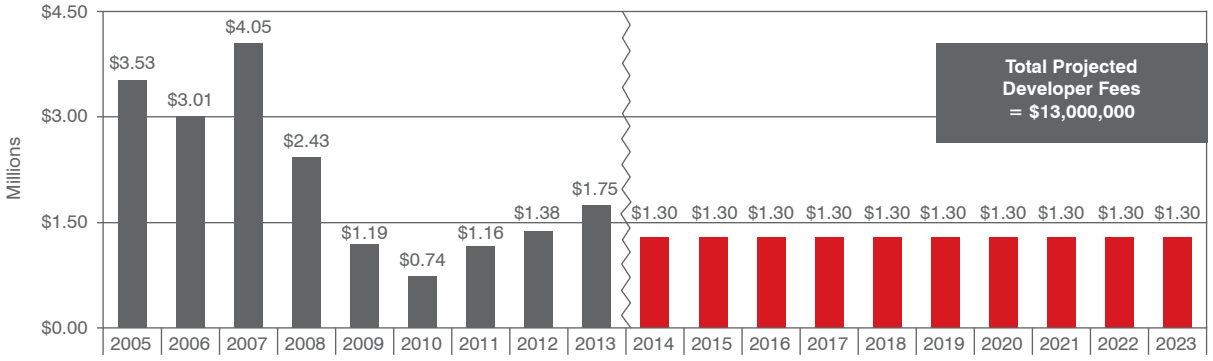
The School District expects to continue contributing $141,000 annually to its Deferred Maintenance Fund (Fund 14), representing a total of 1,400,000 during the Planning Period.

Sources of Funds
Projected Developer Fee Collections

The School District currently collects $2.63 per residential building square foot while the maximum statutory school fees ("Level 1 Fees") is currently $3.20 per square foot.

Based on the current fee amounts, it is projected the School District can collect $13,000,000 from the developer fees during the Planning Period, to be deposited in the Capital Facilities Fund (Fund 25).

Please note the projected developer fee collections are to be updated based on the Level 1 Fees that will be adjusted by the State of Allocation Board in January 2014, as well as the projected residential development contained in the final Demographic Study prepared by SchoolWorks.

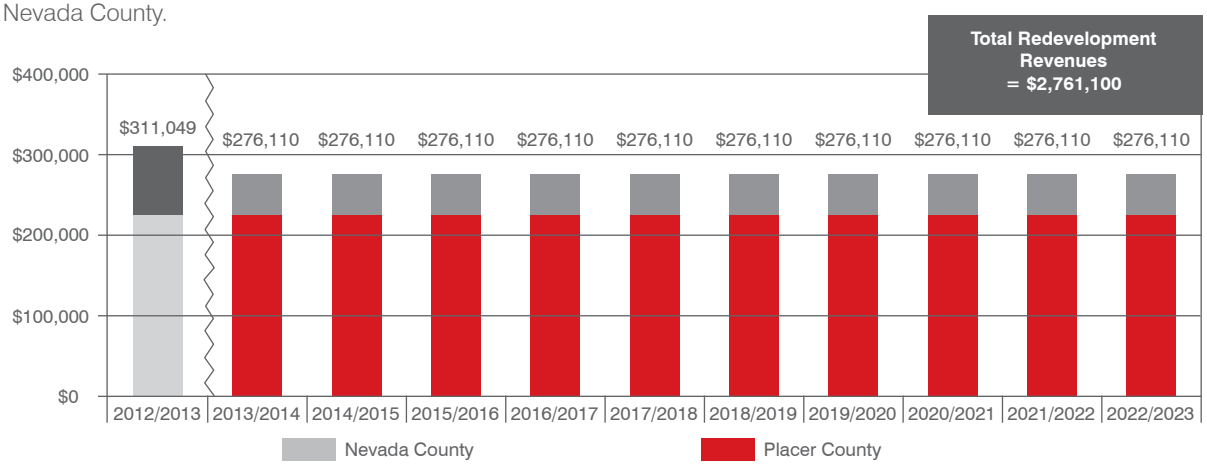


3.4 ANALYSIS OF FUNDING SOURCES

Sources of Funds
Redevelopment Revenues

The School District currently receives redevelopment pass-through revenues from both the Placer County and Nevada County.

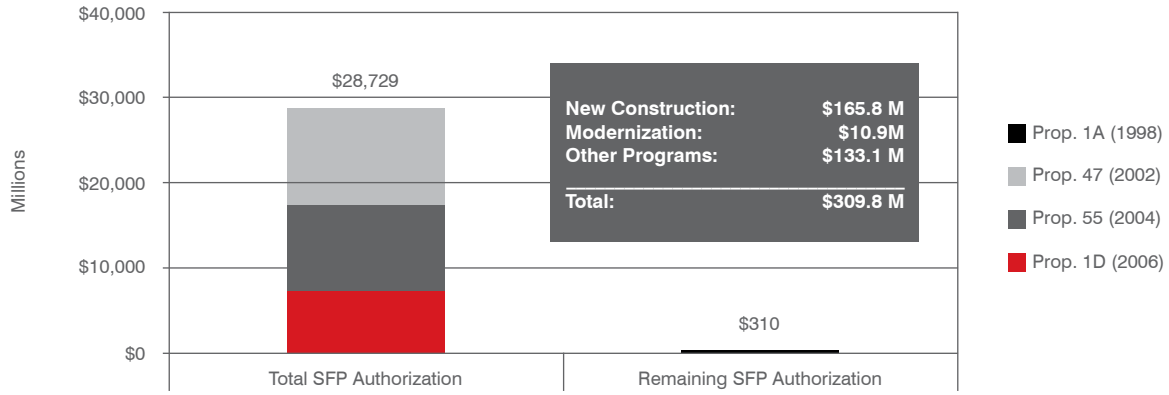
Based on historical collections, it is projected the School District can collect a total of $2,761,100 from the redevelopment revenues for capital facilities projects during the Planning Period.



Sources of Funds
State School Facility Program

The State School Facility Program ("SFP") provides funding grants for school districts to acquire school sites, construct new school facilities, or modernize existing school facilities.

The bond authority for this program has been virtually exhausted and it is not clear at this time what, if any, changes to the SFP will occur between now and the time additional money is provided through a potential new State bond, which would not go before voters until 2014 at the earliest (current playholder bills: AB41, SB45, SB301).



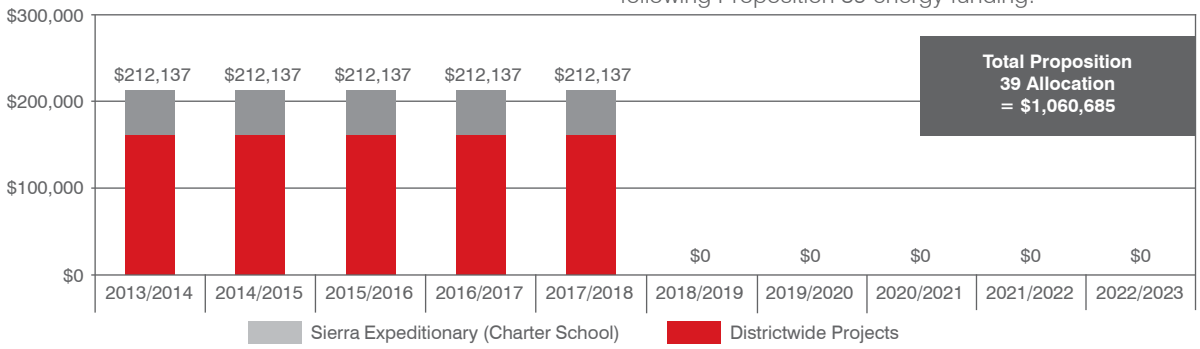
3.4 | ANALYSIS OF FUNDING SOURCES

Sources of Funds
Proposition 39 Energy Funding

In November 2012, California voters approved the California Clean Energy Jobs Act (Proposition 39). The initiative makes changes to the corporate income taxes and provides $550,000,000 of annual funding beginning if fiscal year 2013/2014.

Pursuant to Senate Bill 73, the California Department of Education ("CDE") will be responsible for distributing Proposition 39 funds to local education agencies. Based on the schedule of the Total Award Allocations published by the CDE, the School district is eligible to receive the following Proposition 39 energy funding:

Currently, the School District is contemplating how to best take advantage of its Proposition 39 allocations. It should be noted the amount of actual funding may vary based on the energy efficiency projects implemented by the School District.



Sources of Funds
Summary of Existing and Projected Sources of Funds

In aggregate, the projected amount of funds available for capital facilities projects identified by the District from existing revenue sources is estimated to be $24,236,526.

It should however be noted that this $24 million in funding is projected to be allocated for on-going maintenance needs of the District, and thus not available to implement the Facilities Master Plan prioritized projects recommendations.

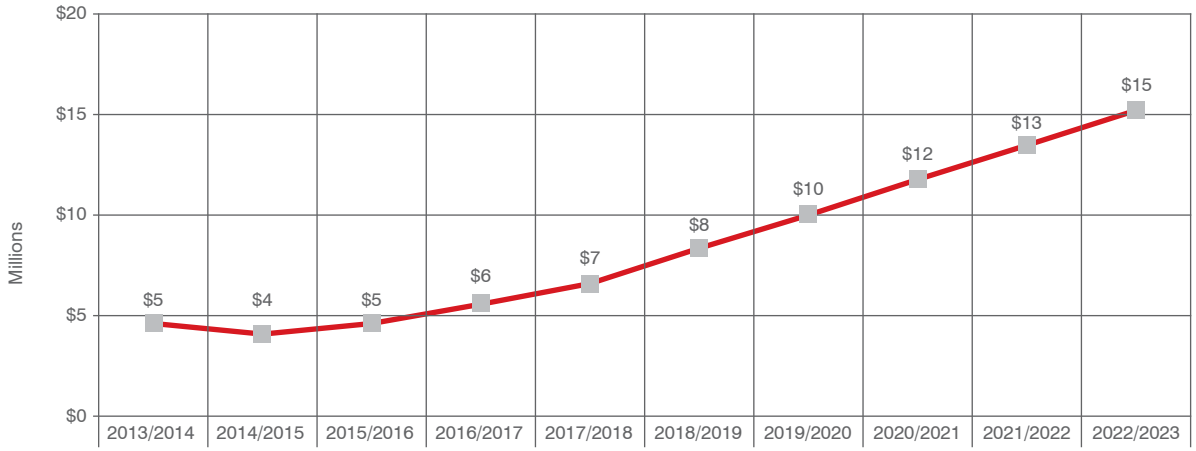
Item	Funds on Hand	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Total Project Costs
01. Fund 14	$475,408	$266,000	$141,000	$141,000	$141,000	$141,000	$141,000	$141,000	$141,000	$141,000	$141,000	$2,010,408
02. Fund 21	$1,207,307	$633,903										$1,841,210
03. Fund 25	$2,248,332	$1,300,000	$1,300,000	$1,300,000	$1,300,000	$1,300,000	$1,300,000	$1,300,000	$1,300,000	$1,300,000	$1,300,000	$15,248,332
04, RDV Revenues	$1,314,793	$276,110	$276,110	$276,110	$276,110	$276,110	$276,110	$276,110	$276,110	$276,110	$276,110	$4,075,892
05. SFP		TBD										$0
06. Prop. 39 Energy		$212,137	$212,137	$212,137	$212,137	$212,137						$1,060,685
Total	$5,245,840	$2,688,150	$1,929,247	$1,929,247	$1,929,247	$1,929,247	$1,717,110	$1,717,110	$1,717,110	$1,717,110	$1,717,110	$24,236,526

3.4 ANALYSIS OF FUNDING SOURCES

Sources vs. Uses
Annual Cashflow (No Master Plan Projects)

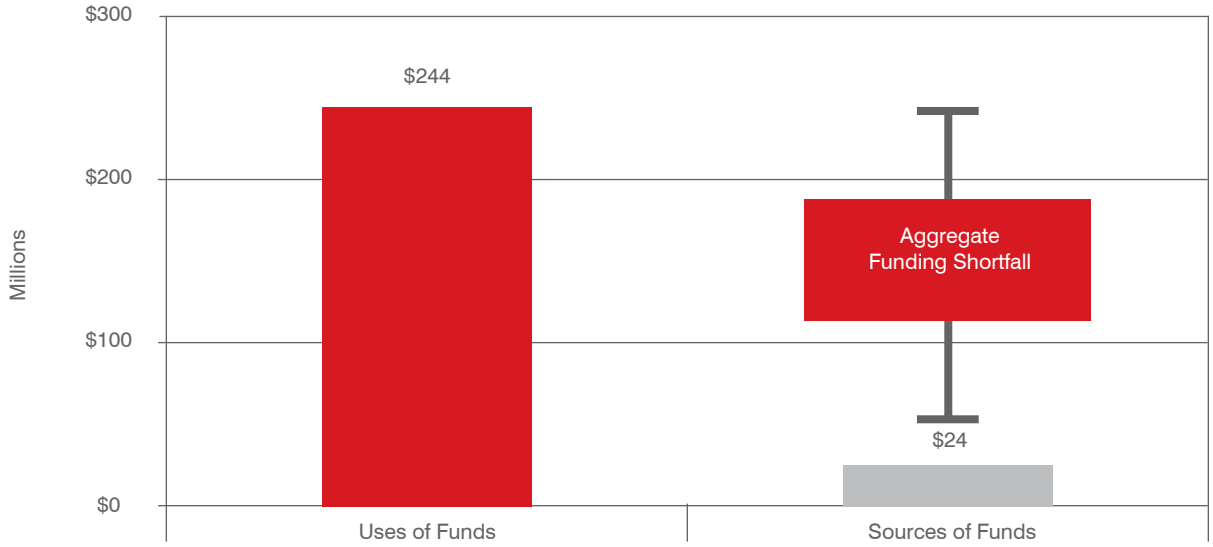
In order to effectively plan for future school facilities funding needs, the Funding Program has summarized the aforementioned sources and uses of funds for the School District.

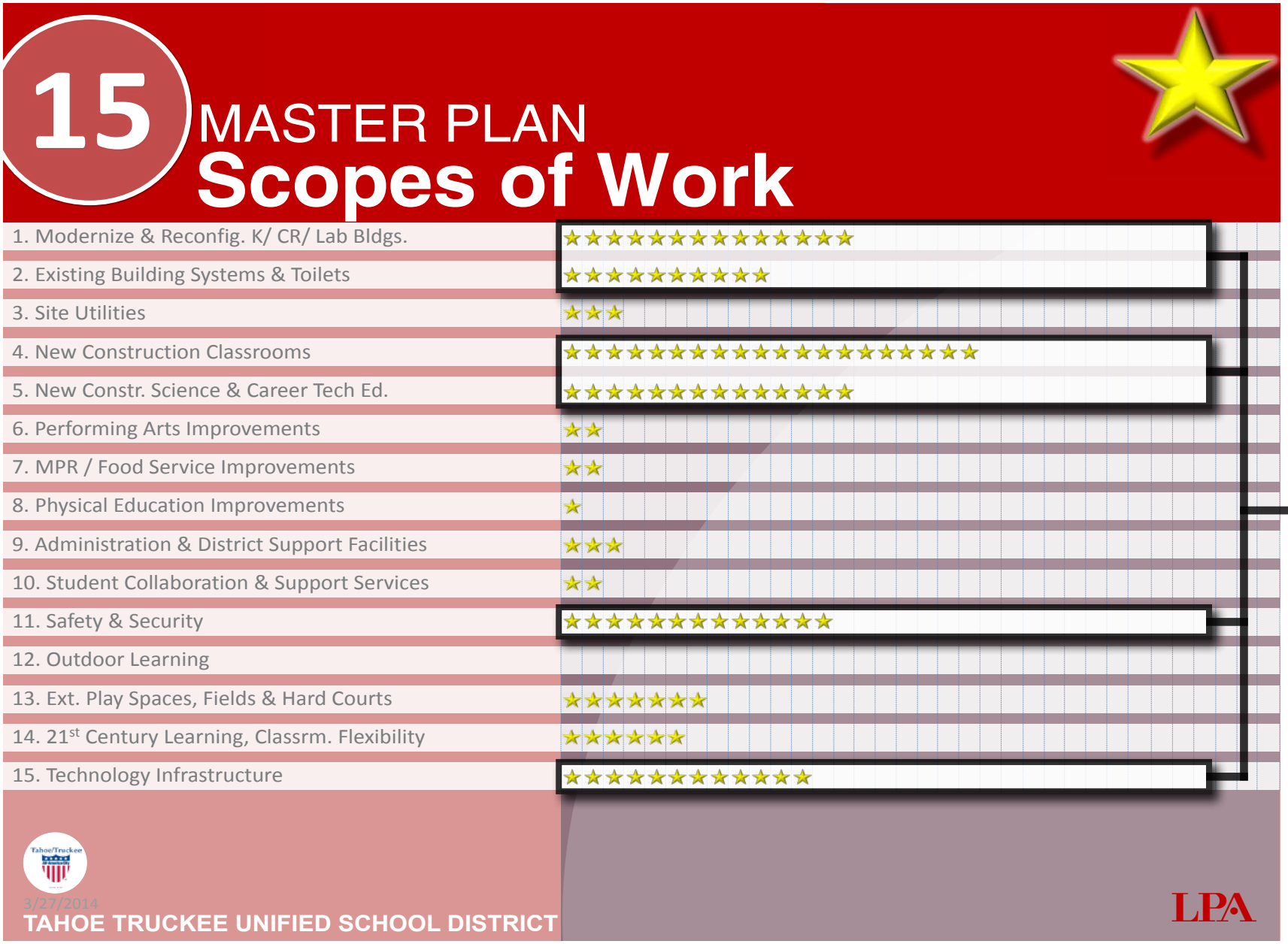
Please see the chart below for the estimated annual surplus/shortfall assuming no Master Plan facilities projects are funded:



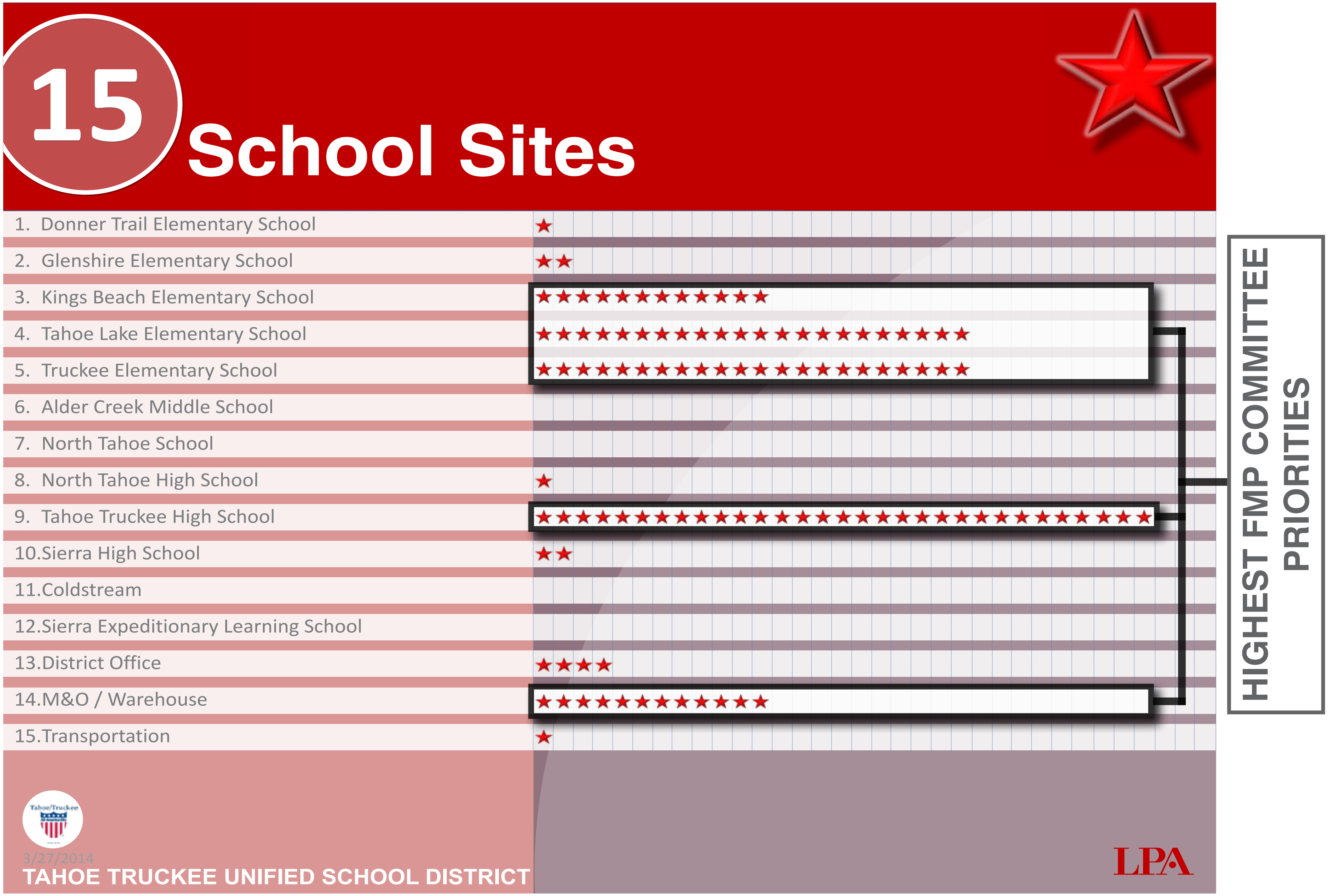
Sources vs. Uses
Aggregate Surplus/Shortfall (With Master Plan Projects)

If the School DIstrict was to fund all Master Plan facilities projects currently identified, the Funding Program has concluded an aggregate funding shortfall of $220,360,325.




15
MASTER PLAN
Scopes of Work
1. Modernize & Reconfig. K/ CR/ Lab Bldgs.
2. Existing Building Systems & Toilets
3. Site Utilities
4. New Construction Classrooms
5. New Constr. Science & Career Tech Ed.
6. Performing Arts Improvements
7. MPR / Food Service Improvements
8. Physical Education Improvements
9. Administration & District Support Facilities
10. Student Collaboration & Support Services
11. Safety & Security
12. Outdoor Learning
13. Ext. Play Spaces, Fields & Hard Courts
14. 21st Century Learning, Classrm. Flexibility
15. Technology Infrastructure
HIGHEST FMP COMMITTEE PRIORITIES
3/27/2014
TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT
LPA

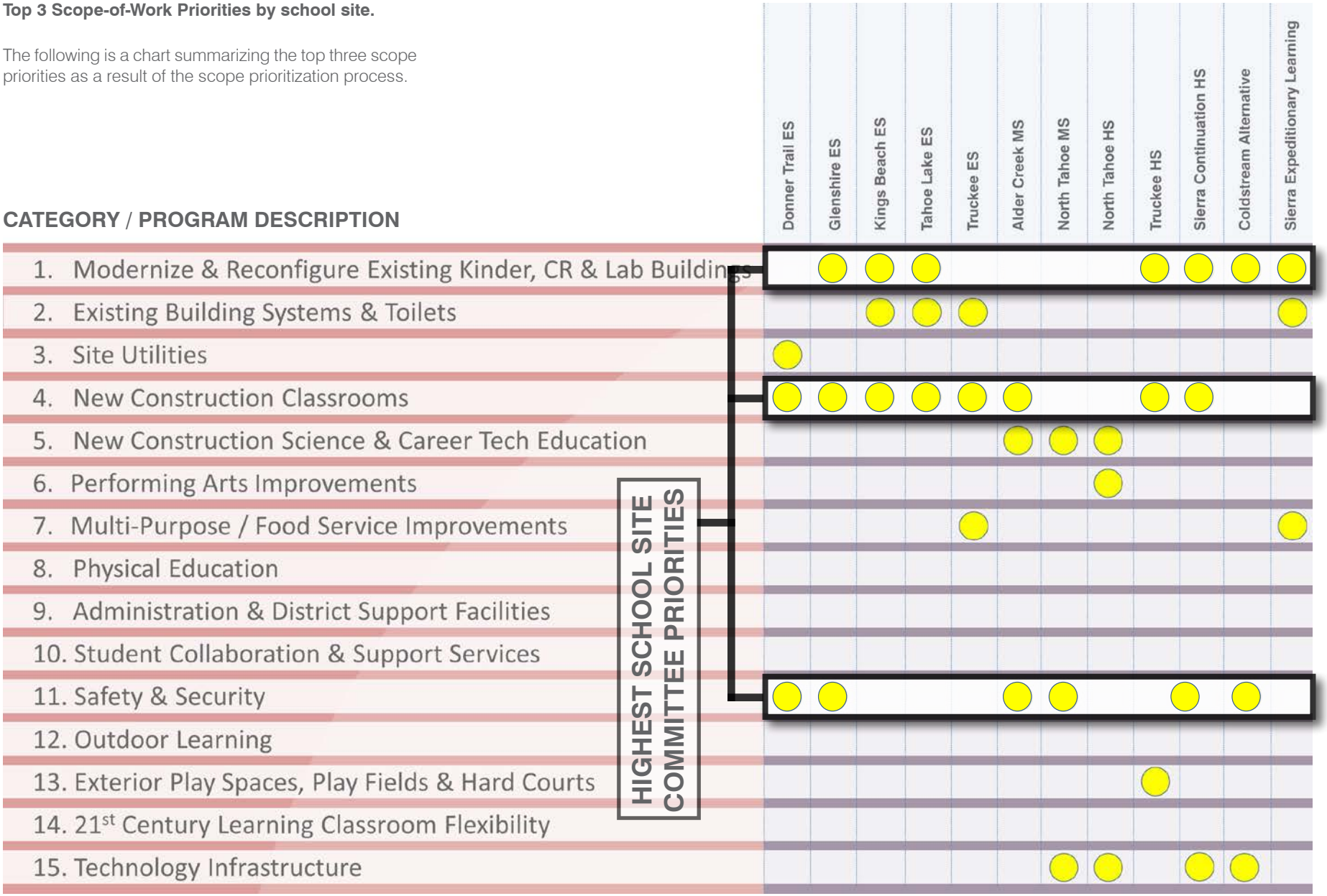
3.5 | FMP COMMITTEE PRIORITIES



3.6 | SCHOOL SITE COMMITTEE PRIORITIES

Top 3 Scope-of-Work Priorities by school site.

The following is a chart summarizing the top three scope priorities as a result of the scope prioritization process.



3.6 | SCHOOL SITE COMMITTEE PRIORITIES

The following is a listing of needs/scope-of-work priorities as outlined by each School Site Committee through their responses to an LPA questionnaire. This prioritization activity was performed by site stakeholders following the local community Town Hall meetings and after their review and comment on the proposed FMP diagram for their site. Information was then received from the committees at the one on one meetings with LPA staff to refine the master plan proposal for each school.

Donner Trail Elementary
- 3rd Classroom
- Common area for large group
- Equipment Room

Glenshire Elementary
- Modulars
- Parking
- Maintenance of Building

Kings Beach Elementary
- Security
- Portable Upgrade
- Technology Upgrade

Tahoe Lake Elementary
- ADA accessibility
- Increased instructional space and flexibility
- Supervised entrance and exit from on office that overlooks parking lot access

Truckee Elementary
- Larger classrooms w/ technology enhancements
- Playground w/ shade and grass
- Condense footprint of classrooms to cut down travel time & loss of instructional time

Alder Creek Middle
- 7th grade wing
- Performing arts stage and sound
- Outside lighting fixed.
- Cross walk to church
- Second egress from campus

North Tahoe School
- Gym
- Wireless and internet infrastructure with increase in use of technology
- Add on rooms for either full instruction or shared working space/storage

North Tahoe High
- Enhanced Technology (classified and student) & classroom access to technology
- Dining commons / student union / common spaces
- More discrete areas/office spaces - Not shared offices/conference rooms/auditoriums/gym

Tahoe Truckee High
- Building Infrastructure
- Outside facilities
- Parking and traffic

Sierra High
- Intercom system in the event of emergency to communicate with inside and outside rooms
- Parking lot drainage and lighting
- Landscaping

Sierra Expeditionary Learning School
- Water in classrooms
- Additional inside space for Library separate from resource area and administration
- New Multi-Purpose Room
- Additional play space, particularly sod/turf

