



San Juan Unified School District Facilities Committee

- | | | |
|----------------------------------------------|------------------------------------------|---------------------------------|
| <input type="checkbox"/> Frank Cockrell | <input type="checkbox"/> Joshua Alvarado | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Tina Cooper | <input type="checkbox"/> Zachary Morton | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Saul Hernandez | <input type="checkbox"/> Steve Ward | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Jodi Mulligan-Pfile | <input type="checkbox"/> Paul Roy | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Melinda Avey | <input type="checkbox"/> Omid Shirzad | |

We commit to:

- | | |
|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| ➤ <i>Being responsive to the needs of students</i> | ➤ <i>Differentiating between fact and opinion</i> |
| ➤ <i>Conducting meetings that are: Effective, Efficient and Decisive</i> | ➤ <i>Clearly defining and agreeing upon mission</i> |
| ➤ <i>Focusing on solving problems</i> | ➤ <i>Members having open minds and being creative</i> |
| ➤ <i>Working together through the committee chair</i> | ➤ <i>Abide by Brown Act concept and principles</i> |
| ➤ <i>Recognizing the committee's role as a recommending body</i> | ➤ <i>Members being polite, respectful, and supportive of others' time and opinions</i> |
| ➤ <i>Being responsive to the direction of the Board as a whole</i> | |

AGENDA

Tuesday, October 7, 2025
District Office Board Room - 6:30 p.m.

I. CALL TO ORDER – 6:30 p.m.

II. VISITOR COMMENTS*

III. BUSINESS ITEMS

- | | |
|-----------------------------------------------------------------------------------------------------|--------------------------------------|
| 1. Approval of the Minutes – September 2, 2025 - A
<i>(Materials provided: pages 2-3)</i> | (Cockrell) |
| 2. Nutrition Services Freezer Project - R
<i>(Materials provided: pages 4-53)</i> | (Nair, Arps, Arch Nexus, ICS) |
| 3. Fencing Projects 2026-2027 - R
<i>(Material provided: pages 54 -57)</i> | (Arps, Allen, Jones, ICS) |
| 4. Safety Systems Pilot - R
<i>(Materials provided: pages 58-62)</i> | (Allen, Jones, KMM, ICU) |

IV. ADJOURNMENT – 8:00 p.m.

A = Action; R = Report; D = Discussion

* Public comments are welcome at Facilities Committee meetings. Each agenda allows time for visitor comments at the beginning of the meeting, as well as during consideration of specific agenda items. To give everyone a chance to be heard, we ask that you limit your comments to two minutes. To speak to the Committee, you must fill out a "Request to Address the Facilities Committee" card, which is available at each meeting. This card will be given to the Chair. You will be called at the appropriate time.



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MINUTES

**Tuesday, September 2, 2025
District Office Board Room - 6:30 p.m.**

I. CALL TO ORDER – 6:30 p.m.

The meeting was called to order by Mr. Cockrell at 6:34 p.m.

II. VISITOR COMMENTS*

There were no visitor comments.

III. BUSINESS ITEMS

1. Organizational Meeting

(Cockrell)

i. Annual Meeting Schedule – A

(Material provided: page 2)

The annual meeting schedule was approved unanimously.

ii. Committee Chair Election - A

Ms. Avey nominated Mr. Cockrell. This was seconded by Ms. Cooper. The vote passed unanimously for Mr. Cockrell to be committee chair for 2025-26.

iii. Committee Assistant Chair Election – A

Ms. Cooper nominated Mr. Ward. This was seconded by Mr. Morton. The vote passed unanimously for Mr. Ward to be assistant committee chair for 2025-26.

iv. Annual Facilities Committee Bylaws Review – R – Trent Allen, APR, Chief of Staff

(Materials provided: pages 3 -8)

Mr. Allen, Chief of Staff, gave the committee the annual committee bylaws review.

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v. Annual Brown Act Training – R – Fhanysha Clark Gaddis, J.D., MPP, General Counsel

(Materials provided: pages 9 -24)

Ms. Clark Gaddis, General Counsel, presented the committee with the annual Brown Act Training and review. Committee members asked questions and made comments, which staff addressed.

2. Approval of the Minutes – May 6, 2025 - A

(Chair)

(Materials provided: pages 25 - 26)

It was moved by Mr. Alvarado; seconded by Ms. Avey. The vote passed unanimously with one abstention by Mr. Hernandez.

3. Staff Report – R

(Camarda)

Mr. Camarda reported that the opening of school went smoothly. Sites were ready with curb appeal, Nutrition Services were ready to serve meals, and Technology Services worked diligently to make sure technical needs of staff and students were well supported. Fencing projects are going up throughout the district, and an update will be shared with the committee soon. Mr. Camarda also shared information about the District's goals for the year to improve academic achievement.

4. Future Agenda Items – D

(Camarda)

Mr. Camarda discussed future agenda items for the committee this year. Topics include enrollment projections, facility use policies, developer fees justification study, deferred maintenance plan, security funding, camera systems, bond projects and planning, amongst others. Department updates will be shared as well.

IV. ADJOURNMENT – 8:00 p.m.

(Chair)

There being no further business or discussion, the meeting was adjourned by Mr. Cockrell at 7:48 p.m.

A = Action; R = Report; D = Discussion

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SAN JUAN UNIFIED SCHOOL DISTRICT NUTRITION SERVICES FEASIBILITY STUDY

08/01/2025



ARCH | NEXUS



TABLE OF CONTENTS

- 01 EXECUTIVE SUMMARY
- 02 EXISTING FACILITIES ANALYSIS
- 03 ASSESSMENT CONCLUSION
- 04 EXISTING SITE PHOTOS
- 05 IMPROVEMENT DRAWINGS
- 06 OPINION OF PROBABLE COSTS



01 EXECUTIVE SUMMARY

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Architectural Nexus performed a site walk at Nutrition Services located at 3738 Walnut Ave in Carmichael California on Tuesday, June 3, 2025 at 10am. This feasibility study is based on the visual observations noted on a walkthrough of the existing warehouse. Record drawings were made available prior to the walkthrough; Warehouse Addition DSA #34808 dated January 17, 1972; and Foodservice Warehouse Facility dated March 7, 1995.

EXECUTIVE SUMMARY

The purpose of this report is to provide a rough order of magnitude (ROM) cost estimate for the replacement of several freezer and refrigeration units at the San Juan Unified School District Nutrition Services Facility. These coolers need continual repair and maintenance and have outlived their useful life.

The **Nutrition Services Facility** is approximately 30 years old; the buildings and site appear to be in good condition with the exception of the items noted in this report. The materials used, and the methodology of construction are typical of the other Nutrition Service Facilities in the area. The cost of the improvements would be over the ADA threshold – therefore, accessibility upgrades will be required per code. This report did not review or provide a ROM cost estimate for accessible upgrades. It is recommended that a meeting with DSA (Division of the State Architect) be scheduled to review the project to replace the coolers “in kind” to determine if accessible upgrades would be needed. If DSA determines accessible upgrades are required, it was noted on the site walk that the ADA parking and staff toilet rooms are not accessible and do not meet current code.

The opinions and conclusions developed by this investigation are based on the limited scope of the visual investigation noted above. This assessment is not intended to be used as the basis for completing repairs, but rather as a way of identifying categories of items needing repairs and areas where new improvements could be added.



02 EXISTING FACILITIES ANALYSIS

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EXISTING FACILITIES ANALYSIS

The existing **Nutrition Services Facility** is a pre-engineered metal building (PEMB) that was built in 1995. Half of the existing warehouse is used for food storage with a mix of dry storage and walk-in coolers that include a freezer and refrigerator. The other half of the PEMB warehouse building houses admin staff and offices.

WALK-IN FREEZER AND REFRIGERATOR

The existing walk-in refrigerator and freezer areas are approximately 1,100 square feet and have outlived their useful life. The existing walk-in freezer is 400 square feet. It was noted that there is continual water intrusion from this cooler into the warehouse and adjacent office. Visible water intrusion areas were noted on the site where water intrusion has occurred and continues to happen. The cooler panels are continuing to separate and numerous repairs have been required to keep this freezer functioning. This is affecting the use and efficiency of the freezer. The original meat slicing area is approximately 225 square feet. This area of the walk-in cooler was decommissioned and converted into a corridor for food deliveries. An exterior roll up door facilitates forklift pickup/drop off of food stock to store into the warehouse and this corridor must be maintained. The walk-in refrigerator is 475 square feet and is in better shape than the freezer. The users noted that larger doors would be preferred to give more space for moving pallets into and out of the coolers. The existing fire sprinkler riser for the building is located just outside of the walk-in refrigerator. The doors for the cooler and the new walls for the corridor will need to be coordinated with the existing fire riser.

After reviewing the record drawings, it was noted that the 1,100 square foot roof is integral to the walk-in coolers. When the coolers are removed the roof and all rooftop units will need to be removed and reinstalled. The new corridor area between the walk-in freezer and refrigerator will not have a cooler shell to provide a roof in this area. In order to install a roof over this area new walls and roof framing will need to be installed to span the area between the walk-in freezer and refrigerator. This corridor area will need to be maintained for access.

The existing walk-in coolers are currently sprinklered with a dry pipe system. When the replacement project moves into design, the users would like to see if the sprinkler system could be removed per current code. It is recommended that a meeting with DSA be scheduled to discuss items related to this project as they will be the AHJ (Authority having Jurisdiction). This report assumes that the electrical service is adequate for this "in kind" replacement of the coolers, see electrical narrative for more information.

DRIVE-IN FREEZER

Behind the existing **Nutrition Services** warehouse is the large drive-in freezer. Currently no record drawings have been provided for the drive-in freezer. The existing freezer is approximately 2,400 square feet and is a standalone structure with an integral roof. An existing shade structure is located south of the drive-in freezer and needs to remain. The shade structure is used for protecting food stock as it is loaded/unloaded into the freezer and onto/off of adjacent trucks. Per staff the existing drive-in freezer is not adequate for their food service needs. Currently the freezer only has shelving that accommodates stacking of pallets two high. The current ceiling height of the drive-in freezer is approximately +12'-0". The users need to be able to stack food stock three pallets high. This report assumes the new drive-in freezer would need to be approximately +21'-0" high to accommodate the stacking of three pallets.

Along with the additional shelving height, it was discussed that the layout of the shelving needs to be designed so that the forklift can drive around the middle shelving in order to make loading/unloading of deliveries more efficient. It was noted that some of the cooler panels are pulling apart and numerous repairs have been needed to keep the freezer functioning. The users noted that a larger door would be needed to help with the ingress and egress of the forklift into the drive-in freezer during deliveries.

There is also ice forming on the concrete floor. The existing under slab venting is not keeping the slab from freezing - visible ice was noted. This creates both functional and safety issues for walking and drive on. When the project moves forward it is recommended that a glycol system be installed to help alleviate the slab freezing issue. It is assumed due to the added building height and the need for a new under slab glycol system that the foundation will need to be removed and replaced. This report assumes that the electrical service is adequate for this "in kind" replacement of the freezer, see electrical narrative for more information

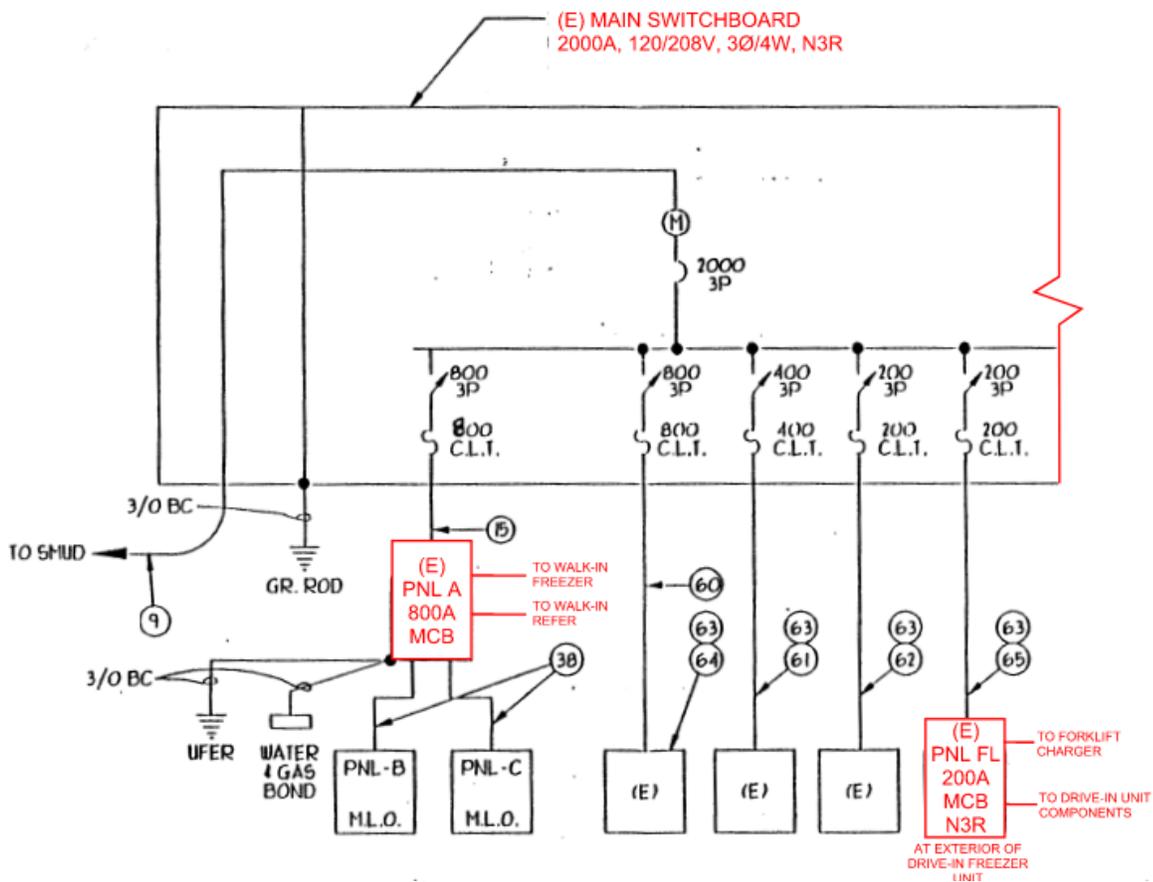
ELECTRICAL EXISTING CONDITIONS

Electrical utility service to the nutritional services facility is provided by SMUD; a pad-mounted transformer and a 2000A, 120/208V, 3Ø/4W metered MSB are located south of the facility. The main switchboard feeds 200A Panel FL, which feeds various components of the existing drive-in freezer, as well as a forklift charger installed at the exterior of the unit. The MSB also feeds Panel A, an 800A distribution panel located in an electrical enclosure in the nutritional services building, which in turn feeds 200A Panels A and B in the same enclosure. Components (for both of the existing walk-in units are fed from various breakers in Panel A.

02 EXISTING FACILITIES ANALYSIS



Existing SMUD transformer and main switchboard



Power one-line diagram, existing conditions

02 EXISTING FACILITIES ANALYSIS



Panel "FL" located at exterior of exiting drive-in unit

NEW ELECTRICAL WORK

MAIN SWITCHBOARD

The existing main switchboard is in need of preventative maintenance, to include the following:

- Inspect for physical damage.
- Thoroughly clean the interior of the enclosure, remove all debris and scrap wire.
- Sand down any patches of rust, and touch up interior and exterior of enclosure with rust inhibiting paint to match existing color.
- Replace all existing filler plates and gutter plate.
- Train all existing interior wiring; bundle and clamp using plastic ties in a neat and workmanlike manner.
- Provide connection strip kit, cover plates, and all necessary hardware as required to accommodate new work.
- Provide necessary hardware at all existing breakers to permit locking in the off position.
- Perform mechanical operational tests in accordance with manufacturer's instructions. Bench test existing main circuit breaker.
- Provide/update nameplate information per specifications.
- Check and ensure that all covers, barriers and doors are secure and operational.
- Tighten all electrical connectors and terminals, including screws and bolts, in accordance with equipment manufacturers published torque-tightening values for equipment connectors. Where manufacturer's torque requirements are not indicated, comply with ul standard 486a tightening torque specifications.

02 EXISTING FACILITIES ANALYSIS

FREEZER AND REFRIGERATOR REPLACEMENT

The new units are to be “like kind” replacement of the existing units, so we do not anticipate an increase in load. No new work is anticipated at the main switchboard. Prior to demolition of the drive-in unit, existing Panel FL and the existing forklift charger installed at the exterior of the drive-in unit will need to be removed, including associated exposed conduit, boxes, disconnects, etc. associated with this equipment. Depending on the footprint of the new unit, the existing underground feeder currently serving Panel FL1 may need to be carefully excavated and exposed and re-routed to avoid conflict with new structural footings. Panel FL is fair condition but is past its serviceable life, so we recommend replacing it with a new panel, with new branch circuit breakers sized for the components of the new drive-in

unit. If the new unit is provided with a single point electrical connection, the new panel may be omitted, and the existing feeder may be connected directly to the unit. The existing forklift charging station may be re-installed at the exterior of the new unit or at another location of the owner’s choosing. We recommend re-feeding this equipment from Panel D inside the building, which has ample space for a new 30A/2-pole breaker for the forklift charger. Electrical connections for components of the walk-in freezer and refrigerator units should be disconnected and either removed back to their source or re-used for new connections to the new units. For cost estimating purposes, we suggest accounting for all new branch circuits from Panel A.



Existing electrical equipment enclosure (Panels A, B, C & D)



03 ASSESSMENT CONCLUSION

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ASSESSMENT CONCLUSION

The “in kind” replacement of the three cooler boxes is possible. This study assumes that there is enough capacity in the electrical system to accommodate the updates to the site. The opinions of probable cost do not include any scope of work for accessible upgrades. During the site walk it was noted that the accessible parking, and staff toilet rooms are not accessible and do not meet current code. Depending on when the coolers will be replaced, it is recommended that a meeting be scheduled with DSA to discuss the project scope and whether any accessible upgrades will be needed for the site.



04 EXISTING SITE PHOTOS

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Image 01: Walk-in Refrigerator



Image 02: Interior of walk-in refrigerator

04 EXISTING SITE PHOTOS



Image 03: Existing fire sprinkler risers next to the door of the walk-in refrigerator



Image 04: Decommissioned Meat slicing area, walk-in freezer at the left

04 EXISTING SITE PHOTOS



Image 05: Decommissioned meat slicing area is now corridor for food deliveries. This needs to be maintained. Fire sprinkler riser located in front of the walk-in refrigerator at the right



Image 06: Decommissioned meat slicing area, currently used as a corridor for deliveries. Roof above is integral to the cooler

04 EXISTING SITE PHOTOS

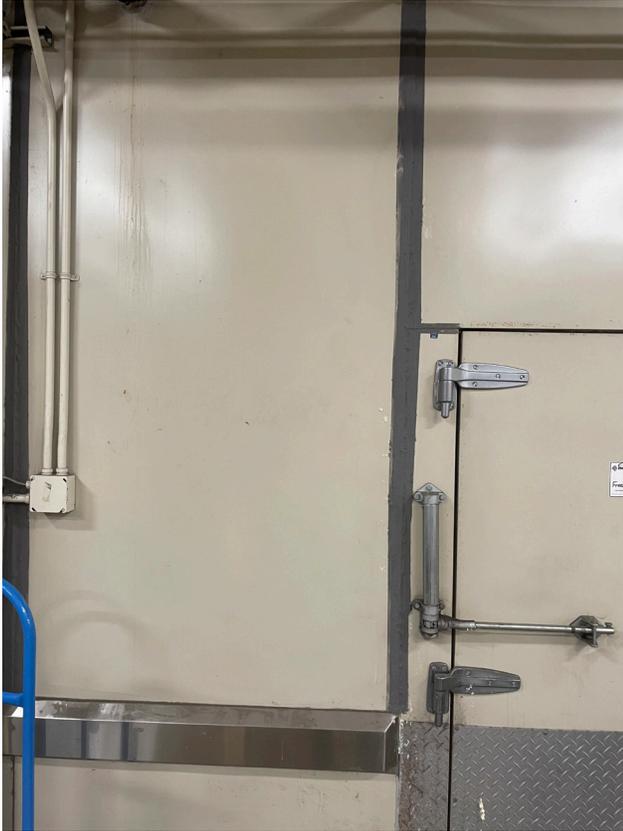


Image 07: Cooler panels are pulling apart at walk-in freezer, multiple repairs have been made



Image 08: Cooler panels are pulling apart at walk-in freezer, multiple repairs have been made



Image 09: Interior walk-in freezer, panels pulling apart. Multiple repairs are visible

04 EXISTING SITE PHOTOS



Image 10: Door into office adjacent to walk-in freezer

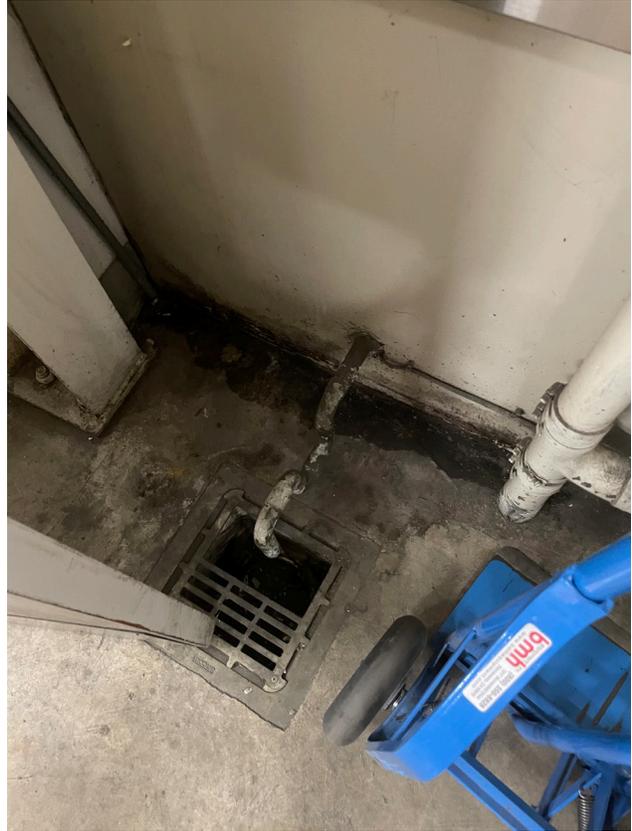


Image 11: Visible water leaking from under the walk-in freezer and into the office



Image 12: Visible water damage at office walls and ceiling

04 EXISTING SITE PHOTOS



Image 13: Visible water staining in office from water intrusion from walk-in freezer



Image 14: Exterior door from meat slicing area now used as a corridor for food deliveries

04 EXISTING SITE PHOTOS



Image 15: Existing drive-in freezer, adjacent shade structure to remain



Image 16: Existing drive-in freezer.

04 EXISTING SITE PHOTOS



Image 17: Existing under-slab venting for drive-in freezer



Image 18: Existing doors at drive-in freezer

04 EXISTING SITE PHOTOS



Image 19: Existing condenser for drive-in freezer



Image 20: Existing shelving inside drive-in freezer

04 EXISTING SITE PHOTOS



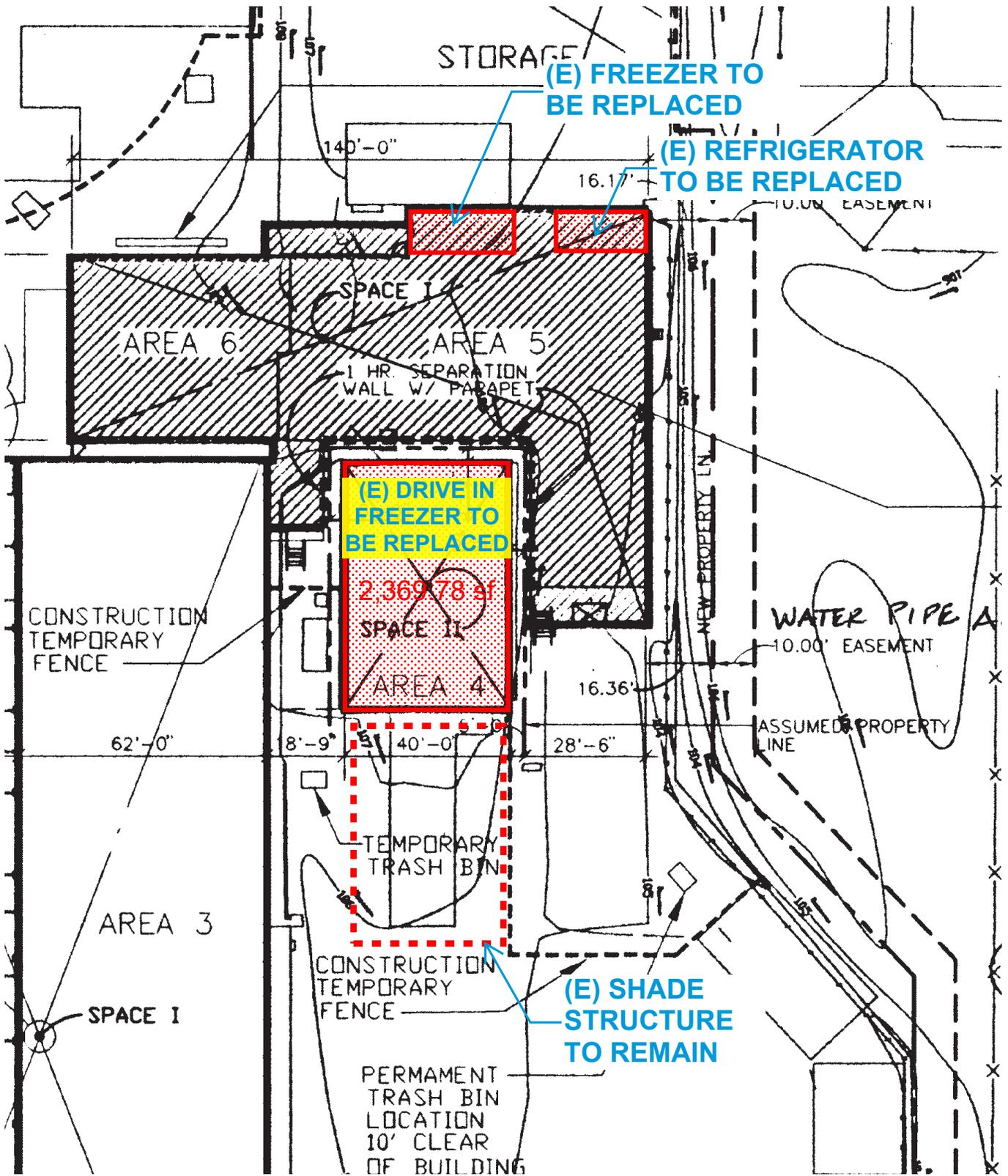
Image 21: Existing shelving inside drive-in freezer



05 IMPROVEMENT DRAWINGS

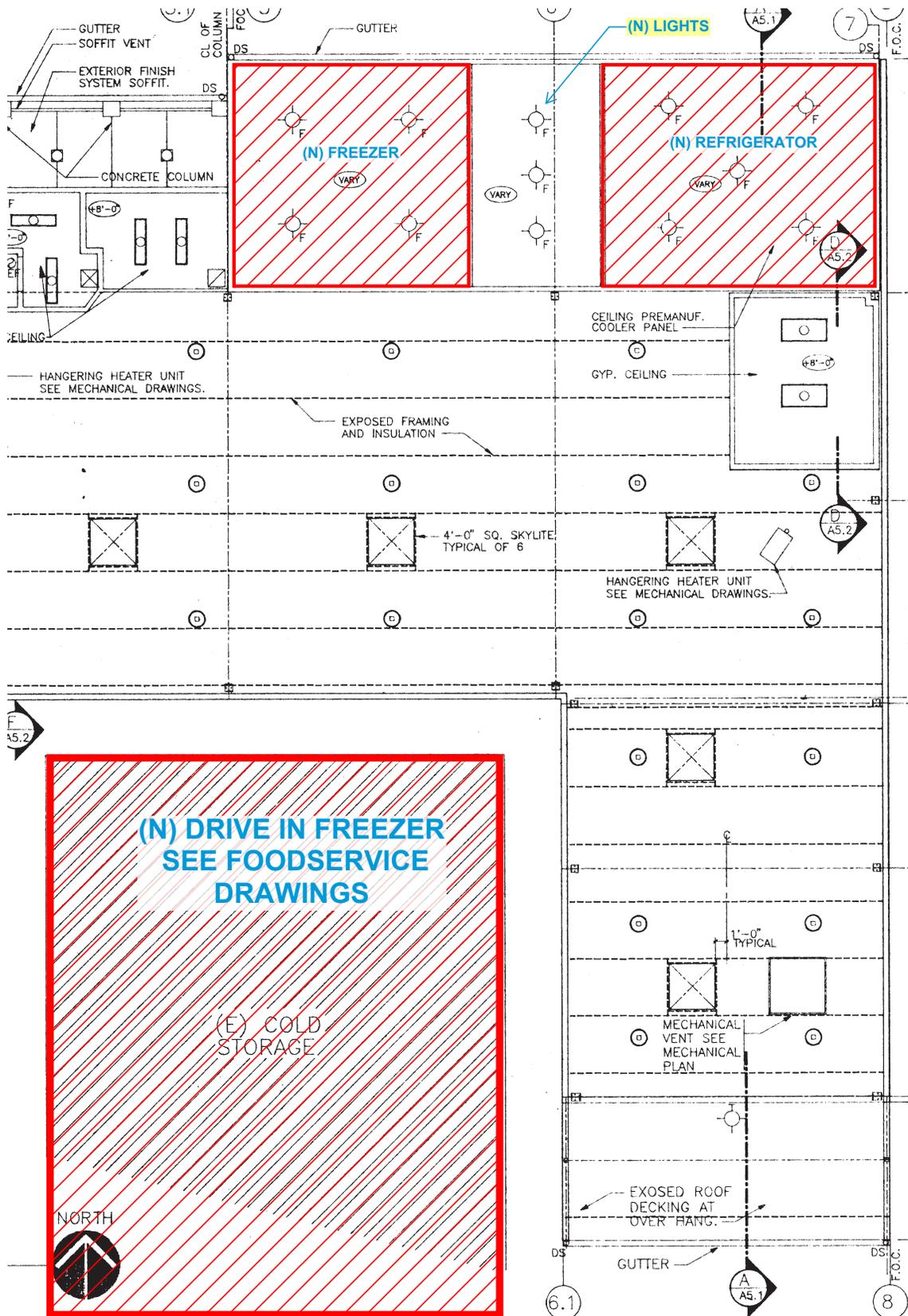
05 IMPROVEMENT DRAWINGS

SITE PLAN



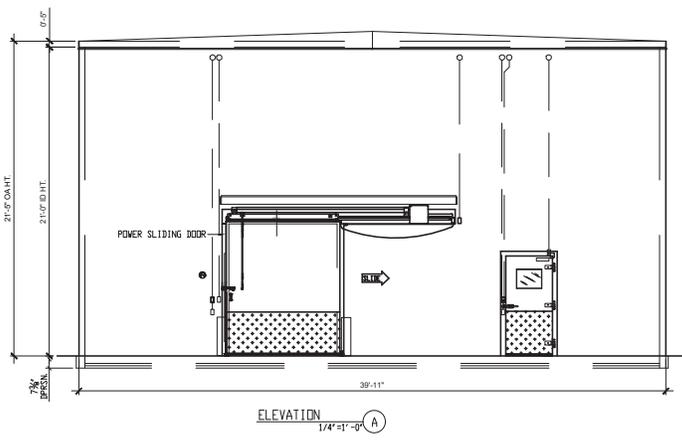
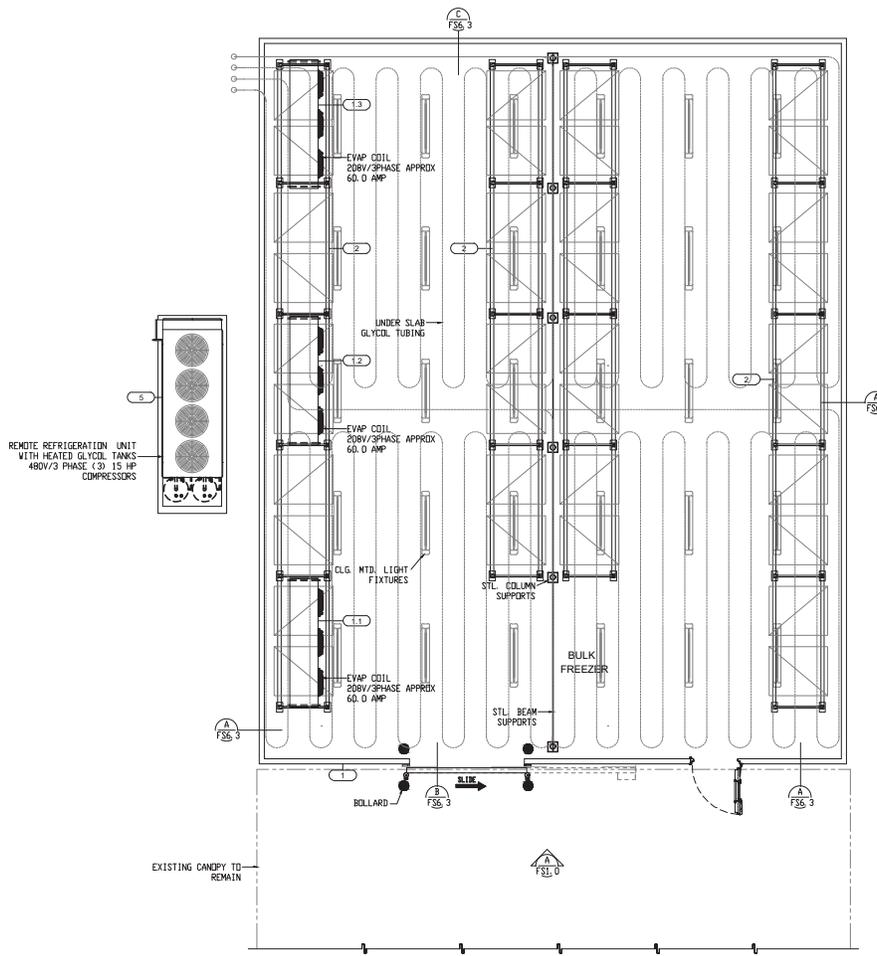
05 IMPROVEMENT DRAWINGS

REFLECTED CEILING PLAN



05 IMPROVEMENT DRAWINGS

FOODSERVICE EQUIPMENT OUTDOOR FREEZER WAREHOUSE FLOOR PLAN





06 OPINION OF PROBABLE COSTS

06 OPINION OF PROBABLE COSTS

ASSUMPTIONS AND EXCLUSIONS

1. The ROM cost estimate includes modifications to the interior slab and foundation for the new interior coolers, approx. \$150k plus new floor drains at \$30k.
2. Coolers are noted in the cost estimate to be CFCI (Contractor Furnish Contractor Install) The district could identify the walk-ins as an OFCI (Owner Furnish Contractor Install) and keep the equipment costs below the GC cost on summary and avoid significant mark up (20% minimum for running through contractor accounting system) The current ROM cost estimate does not identify any OFCI procurement.
3. Hazmat abatement is not included in this ROM cost estimate and should be verified.
4. This estimate assumes the removal of the fire sprinklers inside the walk-in coolers. This is to be verified and approved by the AHJ.
5. This estimate assumes the new floor finish in the coolers is epoxy.
6. This estimate assumes the new roofing will match the existing built up roofing.
7. This estimate excludes any ADA upgrades, accessible upgrades will need to be verified by the AHJ.
8. This estimate assumes a bid date of May 2026
9. This estimate assumes a DBB/PLA delivery method

OPINION OF PROBABLE COSTS

PREFACE

The Opinion of Probable Cost hereunder has been compiled from drawings and specifications believed to be an accurate portrayal of the project as drawn and indicated by the architect and/or engineers on drawings. If said drawings and specifications are complete, the project cost engineer has included those items which would usually appear in final drawings and specifications for a complete project in a manner ordinarily prudent under the circumstances. Specialty items unknown to the cost engineer will not normally be included unless communicated through the architect and/or engineers.

The user is cautioned that changes in the scope of the project or the drawings and specifications after the Opinion of Probable Cost has been submitted can cause cost changes and the cost engineer should be notified for appropriate addenda to be issued to the Opinion of Probable Cost.

Escalation has been added to the Opinion of Probable Cost to the anticipated midpoint of construction on the whole project. The escalation is based on a starting date believed to be accurate; however, unwarranted delays should be cause for added escalation at the current rate.

The Opinion of Probable Cost has also been adjusted for geographical location based on local material and labor rates as well as local construction practice in a prevailing wage environment.

In the Current Buyer's market for construction, our experience shows the following results on competitive bids, as a differential from Opinion of Probable Cost.

1 Bid, (Sole Sourced or Negotiated)	+15% to +38%
2 - 3 Bids	+8% to +12%
4 - 5 Bids	+4% to -4%
6 - 7 Bids	-5% to -7%
8 or more bids	-8% to -20%

Accordingly, it is extremely important that the Owner maintain continuous contact with the bidders during the bid period to assure a minimum of 4 - 5 bids.

OPINION OF PROBABLE COST

An Opinion of Probable Cost shall be construed as an indefinite evaluation of cost based on similar structures, produced from plans and/or criteria during early stages of design commonly indicated as schematic or concept level. The cost engineer will add items which are not on the plans and use judgment but cannot know in total what the architect/engineer will later include.

In providing Opinion of Probable Cost the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and the Consultant's Opinion of Probable Cost are made on the basis of the Consultant's professional judgment and experience and historical costs and data as the basis of pricing. The Consultant makes no warranty, express or implied that the bids or the negotiated cost of the work will not vary from the Consultant's Opinion of Probable Cost.

The Opinion of Probable Cost is comprised of a survey of the quantities measured from the plans and specifications beyond the schematic stage commonly know as design development or working drawings. The estimator will add those items which may not appear on the plans but which he deems may latter be included by the Architect and Engineers.

The total cost is based on the work being performed by a single prime contractor in a continuous phase with construction.

The Opinion of Probable Cost will make the assumption that eh following will be covered separately or not required for this project, unless specifically noted:

06 OPINION OF PROBABLE COSTS

1. Hazardous abatement
2. Offsite work
3. Utility company fees, unless otherwise noted
4. Any unforeseen subterranean conditions or objects

CONTINGENCY

The Owner and the Consultant agree that certain costs and changes may be required, and therefore, the final construction cost of the Project may exceed the Opinion of Probable Cost.

BID

An offer to enter a contract at a fixed price good for a limited length of time.

SOFT COSTS *Not included in current Cost Estimate*

These costs are related to those items in a project that are necessary to prepare and complete the non-construction needs of the project. Soft costs include the architect's fees, the construction management services, the engineering reports and fees, the appraisal fee, the toxic report fee, owner contingencies, inspections, bidding/award costs, any government fees - including the plan check fee, the cost of the building permit, any assessments, any sewer and water hook-up fees. These costs are related to those items in a project that are necessary to prepare and complete the non-construction needs of the project. Soft costs do not include construction, telecommunications, furnishings, fixed equipment, and expenditures for any other permanent components of the project.

06 OPINION OF PROBABLE COSTS

San Juan Unified School District
 Nutrition Services Warehouse Improvements
 Facility Assessment Cost Report



COMPONENT COST SUMMARY

ARCHITECT: Arch Nexus

GFA: 2,875
 DATE: 28-Jul-25

BUILDING SYSTEM SUMMARY		COST W/O MARK UP	
SYSTEM			
1.0	DEMOLITION	\$216,106	
3.0	SLAB ON GRADE	\$177,420	
4.0	ROOF FRAMING AND PLYWOOD	\$45,760	
5.0	ROOFING	\$53,675	
SHELL		\$492,961	\$171.46
7.0	INTERIOR FINISHES	\$115,000	
INTERIORS		\$153,280	\$53.31
8.0	MISC. EQUIPMENT	\$1,152,995	
FUNC. EQUIPMENT		\$1,152,995	\$401.04
10.0	PLUMBING	\$57,500	
11.0	HVAC	\$100,000	
12.0	ELECTRICAL	\$89,980	
13.0	FIRE PROTECTION	\$3,900	
MECHANICAL / ELECTRICAL		\$251,380	\$87.44
TOTAL BUILDING		\$2,050,615	\$713.26
SUBTOTAL CONSTRUCTION (BUILDING AND SITE)		\$2,050,615	\$713.26
19.0	GENERAL CONDITIONS	10%	\$205,062
20.0	OVERHEAD & PROFIT	5%	\$112,784
22.0	CONTINGENCY - UNDOCUMENTED NEEDS	15%	\$355,269
23.0	BONDS AND INSURANCE	2.5%	\$68,093
SUBTOTAL MARK UPS			\$741,208
SUBTOTAL CONSTRUCTION - TODAY'S DOLLARS			\$2,791,823
	Escalation From Estimate Date to Start Date -	Months	Monthly Inflation
26.0	June 2026	10	0.50%
			\$139,591
TOTAL HARD COST CONSTRUCTION			\$2,931,414
			\$1,019.62

06 OPINION OF PROBABLE COSTS

WAREHOUSE WALK IN COOLER PROJECT			TRADE	COST PER	SYSTEM	COST PER	SYSTEM/	
TRADE	SYSTEM	DESCRIPTION	COST	BLDGSF	QUANTITY	UNIT	SYSTEM	BLDGSF
310.0	1.0	SUBTOTAL- DEMOLITION	\$87,230	\$30.34	2,875	BLDGSF	\$30.34	1.000
310.0	1.0	SUBTOTAL- FOUNDATIONS	\$128,876	\$44.83	18	CYDS	\$7,159.78	
310.0	3.0	SUBTOTAL-SLAB ON GRADE	\$177,420	\$61.71	2,875	FLSF	\$61.71	1.000
		DIVISION 3 TOTAL	\$393,526	\$136.88				
410.0	6.0	SUBTOTAL-INTERIOR WALLS	\$38,280	\$13.31	824	SF	\$46.46	0.287
		DIVISION 4 TOTAL	\$38,280	\$13.31				
550.0	4.0	SUBTOTAL-METAL SCREENS	\$4,500	\$1.57	2,875	BLDGSF	\$1.57	1.000
		DIVISION 5 TOTAL	\$4,500	\$1.57				
610.0	4.0	SUBTOTAL-ROUGH CARPENTRY	\$41,260	\$14.35	2,875	BLDGSF	\$14.35	1.000
		DIVISION 6 TOTAL	\$41,260	\$14.35				
740.0	5.0	SUBTOTAL- ROOFING	\$25,935	\$9.02	1,140	RFSF	\$22.75	0.397
760.0	5.0	SUBTOTAL-SHEET METAL FLASHING	\$26,600	\$9.25	1,140	RFSF	\$23.33	0.397
790.0	5.0	SUBTOTAL-CAULK & SEALANTS	\$1,140	\$0.40	2,875	BLDGSF	\$0.40	1.000
		DIVISION 7 TOTAL	\$53,675	\$18.67				
965.0	7.0	SUBTOTAL-FLOORING TO WALK IN COOLERS	\$100,625	\$35.00	2,875	FLSF	\$35.00	1.000
990.0	7.0	SUBTOTAL-PAINT/ WALL COVERING	\$14,375	\$5.00	2,875	BLDGSF	\$5.00	1.000
		DIVISION 9 TOTAL	\$115,000	\$40.00				
1099.0	8.0	SUBTOTAL-MISCELLANEOUS SPECIALTIES/ EQUIPMEN	\$1,152,995	\$401.04	2,875	BLDGSF	\$401.04	1.000
		DIVISION 10 TOTAL	\$1,152,995	\$401.04				
1544.0	10.0	SUBTOTAL-PLUMBING	\$57,500	\$20.00	1	FIX	\$57,500.00	0.000
1546.0	11.0	SUBTOTAL-HVAC	\$100,000	\$34.78	2,875	BLDGSF	\$34.78	1.000
		DIVISION 15 TOTAL	\$161,400	\$56.14				
1610.0	12.0	SUBTOTAL-ELECTRICAL SYSTEMS	\$89,980	\$31.30	2,875	BLDGSF	\$31.30	1.000
		DIVISION 16 TOTAL	\$89,980	\$31.30				
TOTAL SUBCONTRACT COST			\$2,050,615	\$713.26				

06 OPINION OF PROBABLE COSTS

San Juan Unified School District
 Nutrition Services Warehouse Improvements
 Facility Assessment Cost Report



ARCHITECT: Arch Nexus

GROSS SF: 2,875
 DATE: 28-Jul-25
 BY: J. Moreno

DETAIL ESTIMATE

TRADE	SYSTEM	DESCRIPTION	QUAN.	UNIT	UNIT COST	TOTAL	COST/GSF
DEMOLITION (ASSUMES NEW FOUNDATIONS TO INTERIOR AND EXTERIOR WALK IN'S)							
NOTE: NEW FLOOR DRAINS/ VENTING AND RECESSED WALL PANELS MAY INDICATE NEW INTERIOR SLABS.							
		SAWCUT SLAB	328	LF	\$15.00	\$4,920	\$1.71
		REMOVE SLAB	2,875	SF	\$10.00	\$28,750	\$10.00
		REMOVE WALKIN COOLERS	2,875	SF	\$5.00	\$14,375	\$5.00
		REMOVE SLAB	2	EA	\$450.00	\$900	\$0.31
		REMOVE GYPSUM BOARD DOWN TO FRAMING	320	SF	\$3.00	\$960	\$0.33
		REMOVE ROOFING/ STRUCTURAL	1,140	SF	\$5.00	\$5,700	\$1.98
		REMOVE ELECTRICAL AND MECHANICAL	1	LOT	\$2,500.00	\$2,500	\$0.87
		SALVAGE AND RELOCATE FORK LIFT CHARGER	1	LOT	\$5,000.00	\$5,000	\$1.74
		REMOVE AND RE-INSTALL HVAC UNITS	3	EA	\$3,500.00	\$10,500	\$3.65
		PROTECT AND PREP FOR NEW FLOORING	2,875	SF	\$3.00	\$8,625	\$3.00
		MISCELLANEOUS DEMOLITION	1	LOT	\$5,000.00	\$5,000	\$1.74
SUBTOTAL- DEMOLITION			2,875	BLDGSF		\$87,230	\$30.34
		EXCAVATION FOR NEW SLABS/ FOUNDATIONS	115	CYDS	\$150.00	\$17,250	\$6.00
		DOWEL TO (E) SLAB/ FOOTINGS	219	EA	\$35.00	\$7,653	\$2.66
		FOOTINGS- CONTINUOUS	30.2	CDS	\$2,875.00	\$86,723	\$30.16
		OFF HAUL SPOILS	115	CYDS	\$150.00	\$17,250	\$6.00
310.0	1.0	SUBTOTAL- FOUNDATIONS	18.0	CYDS		\$128,876	\$44.83
		INFILL W/ INSULATED SLAB	2,875	SF	\$60.00	\$172,500	\$60.00
		GROUT INFILL	20	CF	\$250.00	\$4,920	\$1.71
310.0	3.0	SUBTOTAL-SLAB ON GRADE	2,875	FLSF		\$177,420	\$61.71
		INFILL WALL FRAMING	424	SF	\$45.00	\$19,080	\$6.64
		ADD - STAINLESS STEEL WALL PANELING	400	SF	\$35.00	\$14,000	\$4.87
		ADD - GYPBD TO WATER DAMAGED WALLS	320	SF	\$10.00	\$3,200	\$1.11
		PATCH AND REPAIR WALLS TO REMAIN	400	SF	\$5.00	\$2,000	\$0.70
410.0	6.0	SUBTOTAL-INTERIOR WALLS	824	SF		\$38,280	\$13.31
		CHAIN LINK FENCING - 6'H	1	LOT	\$1,000.00	\$1,000	\$0.35
		CHAIN LINK GATES - 4'W	2	EA	\$1,750.00	\$3,500	\$1.22
550.0	4.0	SUBTOTAL-METAL SCREENS	2,875	BLDGSF		\$4,500	\$1.57
		ROOF JOIST	240	SF	\$45.00	\$10,800	\$3.76
		ROOF SHEATHING	1,140	SF	\$4.00	\$4,560	\$1.59
		ROOF SHEATHING- 3/4"	1,140	SF	\$10.00	\$11,400	\$3.97
		BLOCKING	320	BF	\$12.00	\$3,840	\$1.34
		MISC. ANGLE TO MOUNT WALK INS	656	LBS	\$5.00	\$3,280	\$1.14
		ANCHOR BOLTS	164	EA	\$45.00	\$7,380	\$2.57
610.0	4.0	SUBTOTAL-ROUGH CARPENTRY	2,875	BLDGSF		\$41,260	\$14.35

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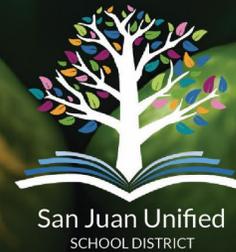
ARCHITECT: Arch Nexus

GROSS SF: 2,875
 DATE: 28-Jul-25
 BY: J. Moreno

DETAIL ESTIMATE							
TRADE	SYSTEM	DESCRIPTION	QUAN.	UNIT	UNIT COST	TOTAL	COST/GSF
		LIGHTING/ CONTROLS	11	EA	\$1,200.00	\$13,200	\$4.59
		POWER					
		NEW PANEL	200	AMPS	\$65.00	\$13,000	\$4.52
		NOTE: COORDINATE NEW PANEL WITH EXTERIOR FREEZER VENDOR				VERIFY	
		MECHANICAL/ EQUIPMENT FEEDERS - 200A	100	LF	\$125.00	\$12,500	\$4.35
		MECHANICAL/ EQUIPMENT FEEDERS - 60A	480	LF	\$55.00	\$26,400	\$9.18
		FUSED DISCONNECT TO EXTERIOR	2	EA	\$2,500.00	\$5,000	\$1.74
		FUSED DISCONNECT	6	EA	\$1,200.00	\$7,200	\$2.50
		CONVENIENCE OUTLETS	2,000	SF	\$2.50	\$5,000	\$1.74
		FIRE ALARM					
		DEVICES	4	EA	\$1,500.00	\$6,000	\$2.09
1610.0	12.0	SUBTOTAL-ELECTRICAL SYSTEMS	2,875	BLDG SF		\$89,980	\$31.30
		BLDG SUBTOTAL				\$2,050,615	\$713.26
		GENERAL CONDITIONS		10.0%		\$205,062	
		OVERHEAD & PROFIT		5.0%		\$112,784	
		BONDS AND INSURANCE		2.5%		\$59,212	
		CONTINGENCY		15.0%		\$364,151	
		SUBTOTAL OF MARK UP				\$741,208	\$257.81
		ESCALATION				\$139,591	
		TOTAL MARK UP PERCENTAGE		42.95%			
TOTAL HARD COST IN TODAY'S DOLLARS						\$2,931,414	\$1,019.62

SAN JUAN UNIFIED SCHOOL DISTRICT

NUTRITION SERVICES COLD STORAGE REPLACEMENT



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FINDINGS

- FREEZER AND REFRIGERATION UNITS BEYOND USEFUL LIFE; REQUIRE FREQUENT REPAIRS.
- FACILITY (~30 YEARS OLD) OTHERWISE IN GOOD CONDITION.

IMPLICATIONS

- REPLACEMENT COST EXCEEDS ADA THRESHOLD, TRIGGERING ACCESSIBILITY UPGRADES.
- ADA PARKING AND STAFF RESTROOMS NOT COMPLIANT WITH CURRENT CODE.

RECOMMENDATIONS

- ENGAGE DSA TO CONFIRM ACCESSIBILITY REQUIREMENTS FOR “IN-KIND” REPLACEMENT.
- REPLACE AGING FREEZER AND REFRIGERATOR UNITS
- ADDRESS WATER INTRUSION ISSUES
- UPDATE ACCESSIBILITY FOR ADA COMPLIANCE
- REPLACE OUTDATED ELECTRICAL EQUIPMENT AND PERFORM

EXISTING FACILITIES OVERVIEW

FACILITY

- Pre-engineered metal building (1995)

WAREHOUSE SPLIT

- Half for dry storage + walk-in coolers (freezer & refrigerator)
- Half for admin staff and offices

CURRENT COOLERS

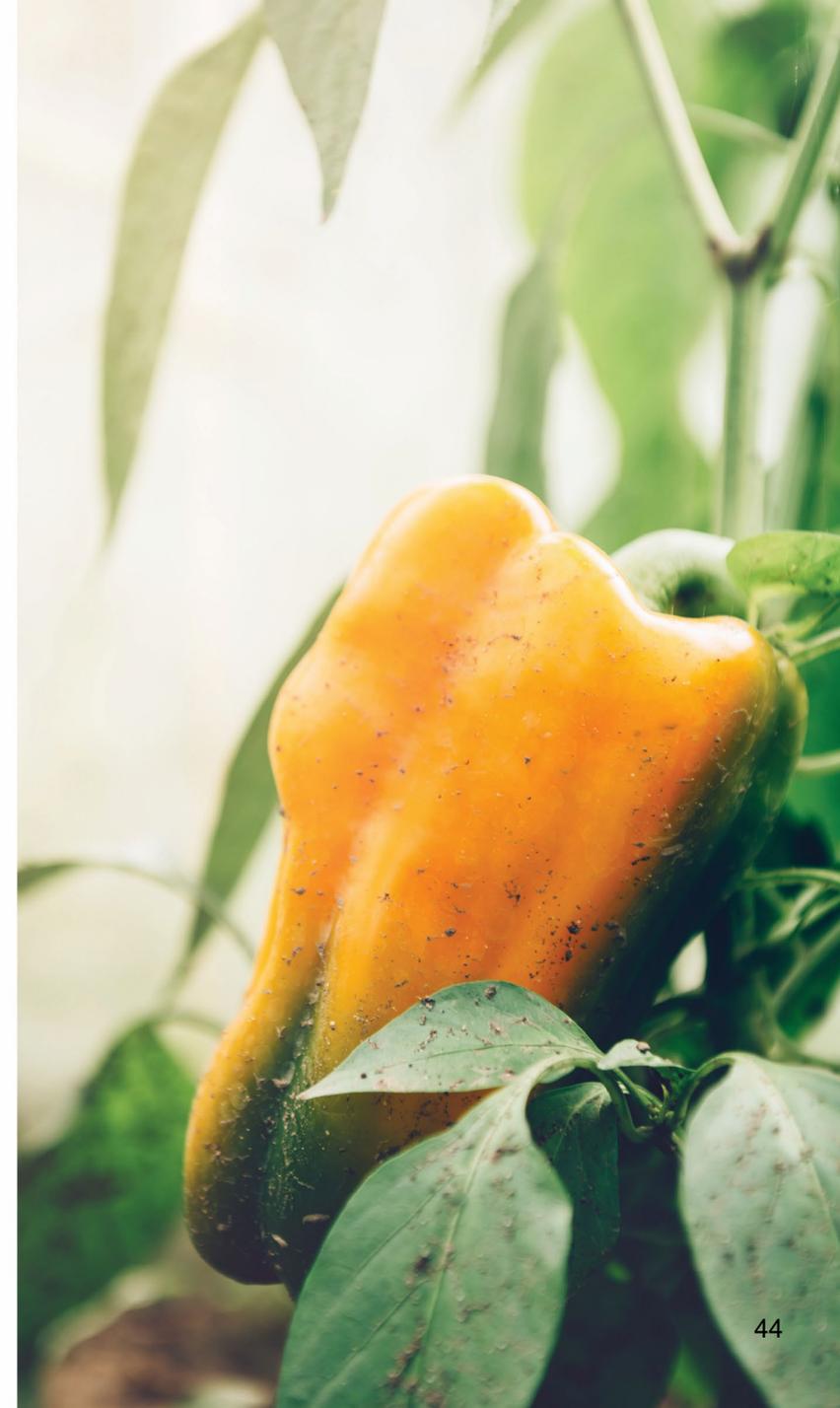
- ~1,100 SF combined (freezer 400 SF, refrigerator 475 SF, decommissioned meat slicing area 225 SF delivery corridor)

ISSUES

- Freezer panels separating; continual water intrusion affecting warehouse and office
- Frequent repairs needed; reduced efficiency
- Refrigerator is in slightly better condition than the freezer, its beyond useful life and no longer reliable for long-term service. Existing door openings are too small to accommodate pallets, limiting operational efficiency and flexibility.

ROOF DEPENDENCY

- Removing coolers requires rework of roof, rooftop units, and new corridor roof/walls

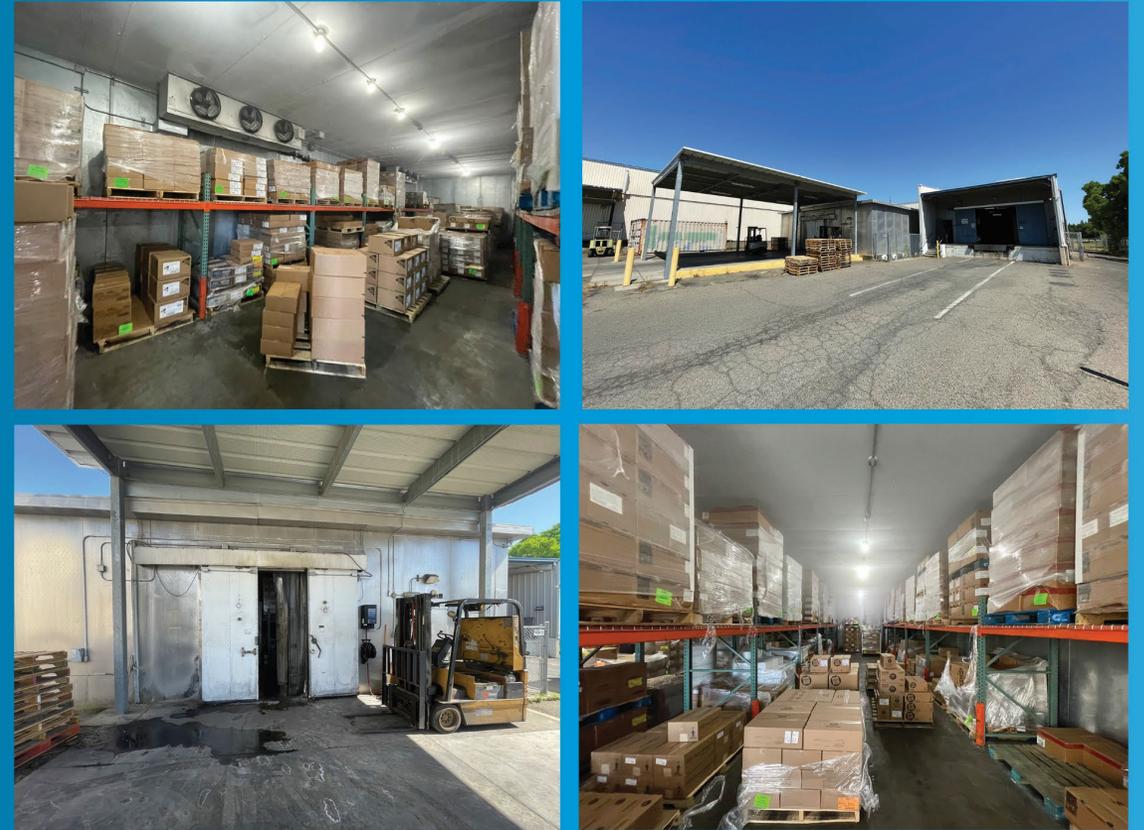


EXISTING CONDITIONS

WALK-IN FREEZER / REFRIGERATOR



DRIVE IN FREEZER



DRIVE IN FREEZER ANALYSIS

EXISTING UNIT

- + ~2,400 SF standalone with integral roof

LIMITATIONS

- + Current 12' height only allows 2-pallet stacking; staff requires 21' for 3-pallet stacking
- + Inefficient shelving layout restricts forklift movement
- + Cooler panels separating; frequent repairs
- + Door size inadequate for forklift ingress/egress

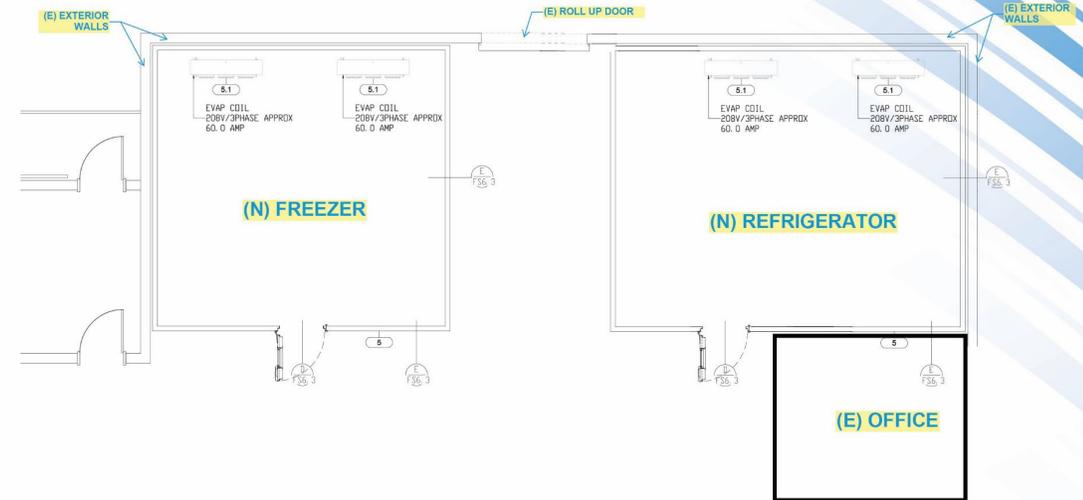
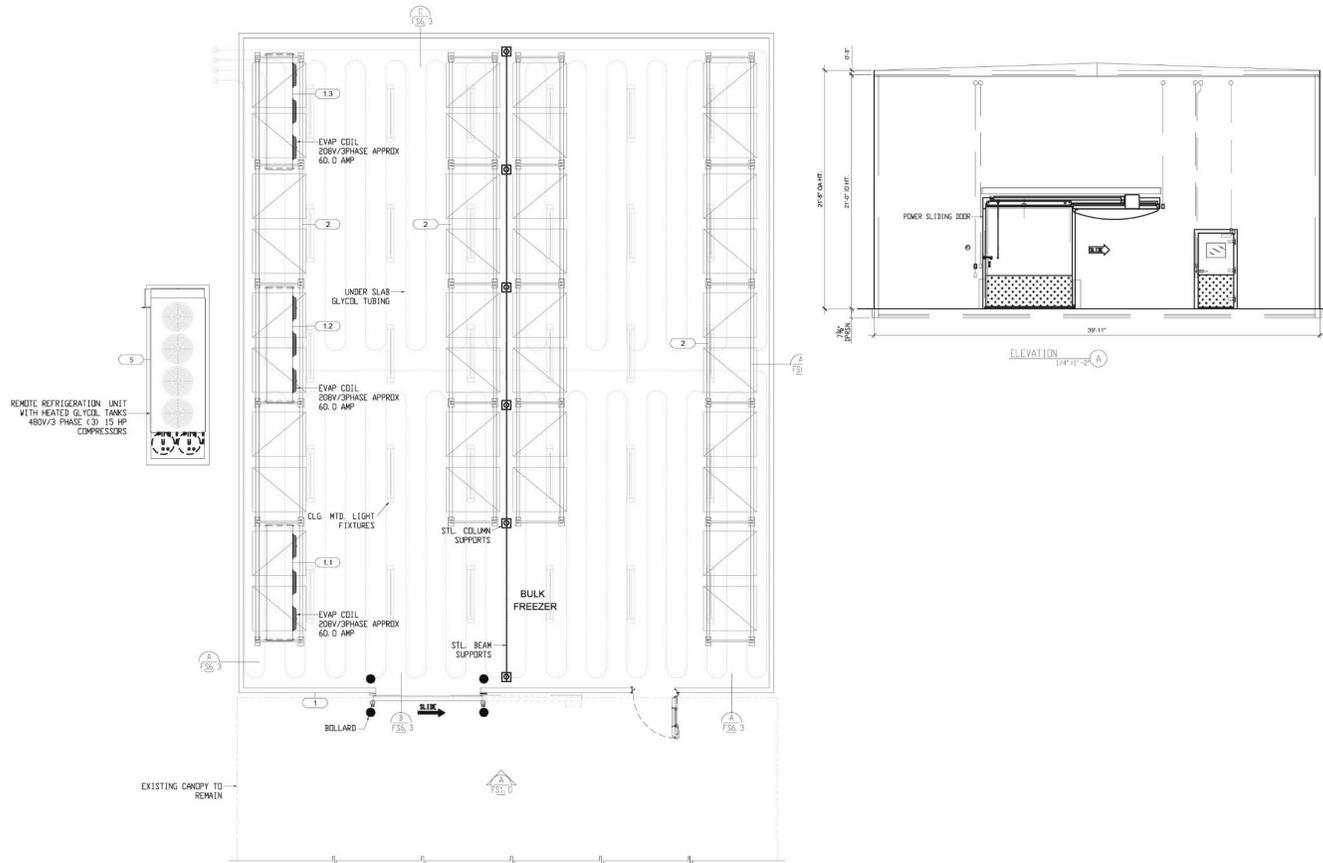
SAFETY/STRUCTURAL ISSUES

- + Ice forming on slab due to failing venting → **SAFETY HAZARD AND OPERATIONAL PROBLEM**
- + Requires new glycol under-slab system and full foundation replacement
- + Shade structure adjacent to freezer must remain



PROPOSED IMPROVEMENTS

FOODSERVICE EQUIPMENT OUTDOOR FREEZER WAREHOUSE FLOOR PLAN



FOODSERVICE EQUIPMENT INDOOR FREEZER WAREHOUSE FLOOR PLAN

PROPOSED IMPROVEMENTS

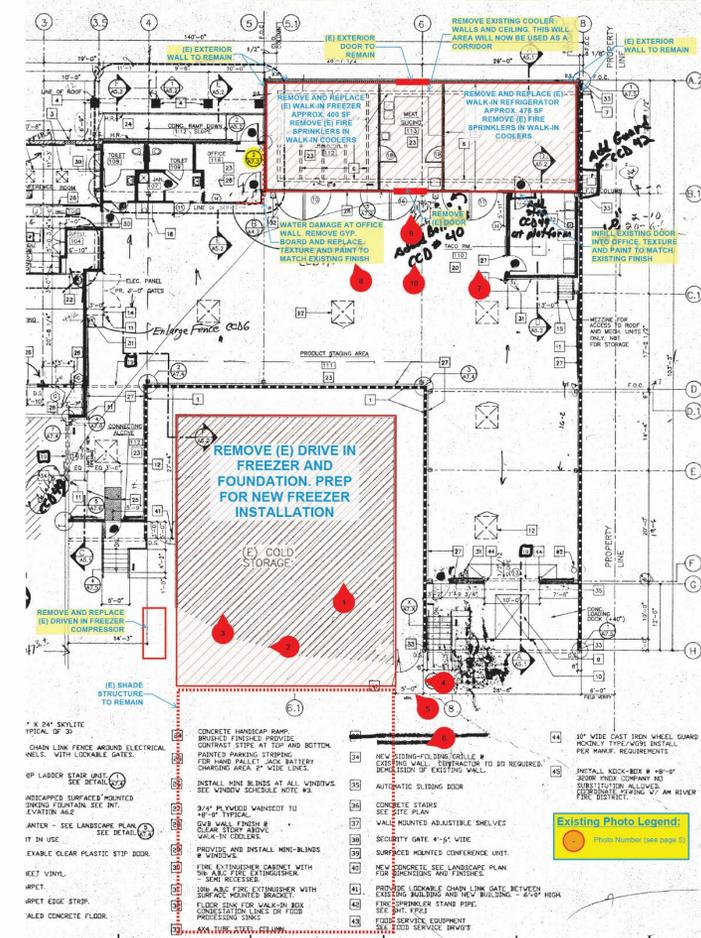
SITE PLAN



FEASIBILITY STUDY OPTION - REVISED

- Install new drive in freezer at this location. Sq Ft to match the existing drive-in and walk-in freezers.
- Remove existing walk-in freezer and refrigerator. Install new enlarged refrigerator to include the space from the existing freezer.
- Existing drive in freezer will be kept operational during construction. Remove existing cooling equipment and convert to dry storage after new drive-in freezer is constructed.

DEMO FLOOR PLAN



ELECTRICAL & REPLACEMENT SCOPE

EXISTING SERVICE

- + Provided by SMUD, 2000A main switchboard feeding panels and freezer loads
- + MSB needs preventative maintenance

REPLACEMENT PLAN

- + “Like-kind” replacement anticipated → **NO INCREASED ELECTRICAL LOAD**
- + Existing Panel FL past service life → **REPLACE**
- + Forklift charger to be re-fed from Panel D
- + Connections for new coolers to be re-used or replaced with new branch circuits from Panel A

RECOMMENDATION

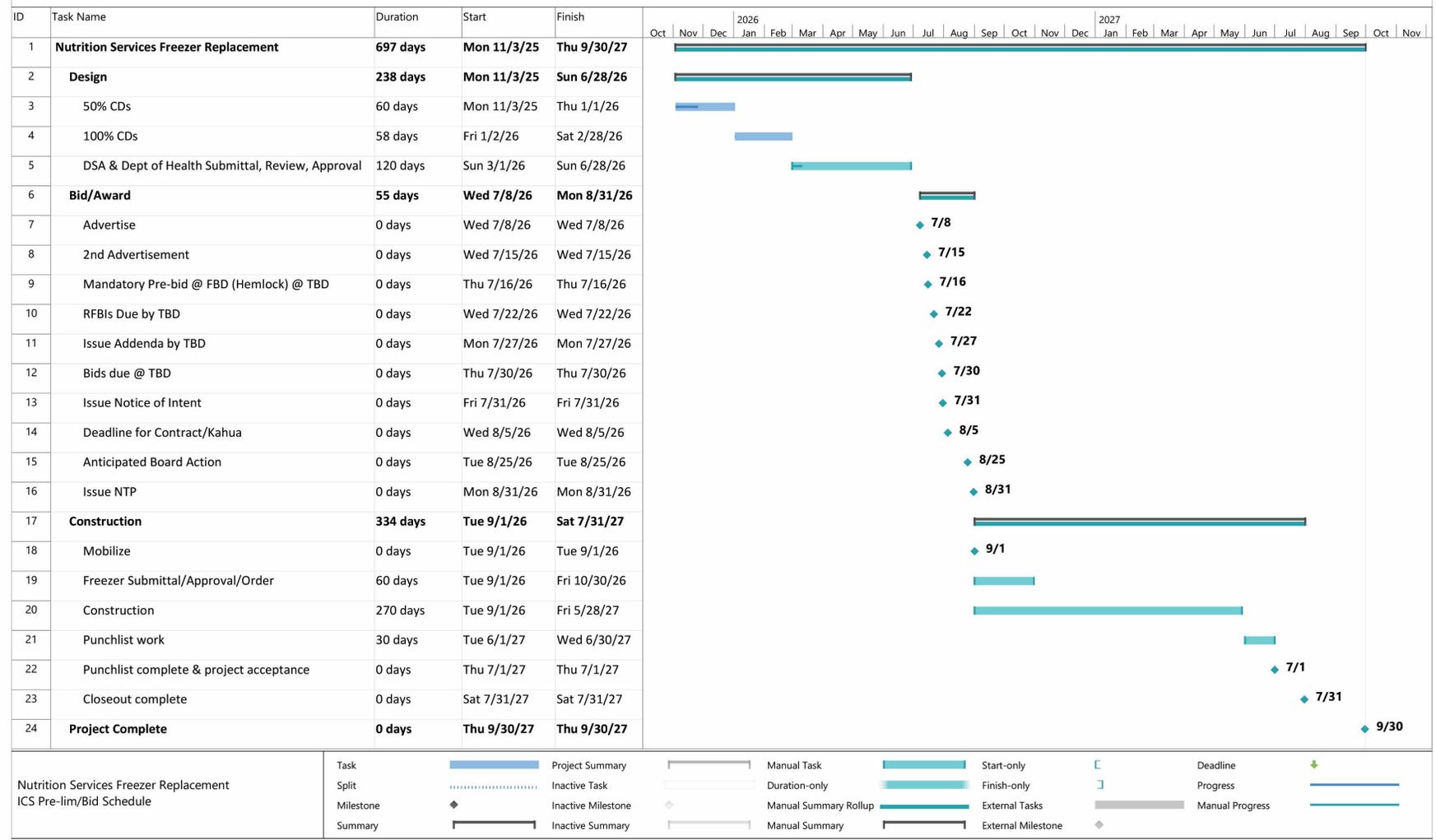
- + Coordinate with DSA on code and fire sprinkler requirements
- + Assume electrical service is adequate, pending design phase verification

COST SUMMARY

San Juan Unified School District Nutrition Services Warehouse Improvements Facility Assessment Cost Report		 Sierra West Group <small>CONSTRUCTION CONSULTANTS</small>	
COMPONENT COST SUMMARY		GFA: 2,875 DATE: 28-Jul-25	
ARCHITECT:	Arch Nexus		
SYSTEM	BUILDING SYSTEM SUMMARY	COST W/O MARK UP	
	1.0 DEMOLITION	\$216,106	
	3.0 SLAB ON GRADE	\$177,420	
	4.0 ROOF FRAMING AND PLYWOOD	\$45,760	
	5.0 ROOFING	\$53,675	
SHELL		\$492,961	\$171.46
	7.0 INTERIOR FINISHES	\$115,000	
INTERIORS		\$153,280	\$53.31
	8.0 MISC. EQUIPMENT	\$1,152,995	
FUNC. EQUIPMENT		\$1,152,995	\$401.04
	10.0 PLUMBING	\$57,500	
	11.0 HVAC	\$100,000	
	12.0 ELECTRICAL	\$89,980	
	13.0 FIRE PROTECTION	\$3,900	
MECHANICAL / ELECTRICAL		\$251,380	\$87.44
TOTAL BUILDING		\$2,050,615	\$713.26
SUBTOTAL CONSTRUCTION (BUILDING AND SITE)		\$2,050,615	\$713.26
	19.0 GENERAL CONDITIONS	10%	\$205,062
	20.0 OVERHEAD & PROFIT	5%	\$112,784
	22.0 CONTINGENCY - UNDOCUMENTED NEEDS	15%	\$355,269
	23.0 BONDS AND INSURANCE	2.5%	\$68,093
SUBTOTAL MARK UPS			\$741,208
SUBTOTAL CONSTRUCTION - TODAY'S DOLLARS			\$2,791,823
	Escalation From Estimate Date to Start Date -	Months	Monthly Inflation
	26.0 June 2026	10	0.50%
			\$139,591
TOTAL HARD COST CONSTRUCTION			\$2,931,414
			\$1,019.62

SCHEDULE

Preliminary Schedule for Bidding and Baseline master project schedule milestones.





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San Juan Unified
SCHOOL DISTRICT

Question & Comments

MOST RECENTLY UPDATED ON 09/22/25

Needs minor improvements to complete single point of entry
 Meets requirements for single point of entry
 Needs new or additional fencing / gating to meet single point of entry standard

Campus Fencing Assessment

ELEMENTARY		K-8		MIDDLE SCHOOL		HIGH SCHOOL		Other	
SITE	Date Received	SITE	Date Received	SITE	Date Received	SITE	Date Received	SITE	Date Received
Albert Schweitzer	2024	Gold River DC		Arcade		Bella Vista	2025	La Vista	
Arlington Heights	2024	Kingswood	2024	Arden		Casa Roble		Ralph Richardson	
Cambridge Heights		Lichen	2024	Barrett		Del Campo	2024	El Sereno / Meraki	
Cameron Ranch	2024	Orangevale Open	2024	Carnegie	2025	El Camino		Laurel Ruff	***
Carmichael Elem	***	Sierra Oaks	2024	Churchill	2024	Encina		La Entrada	
Carriage Elem		Starr King		Pastuer		Mesa Verde	2024	General Davie	
Cottage Elem		Thomas Edison		Will Rogers	2024	Mira Loma		Marvin Marshall	
Charles Peck		Woodside		Sylvan		Rio Americano			
Cowan	*			KJMS		San Juan	**		
Coyle									
Del Dayo									
Del Paso Manor									
Deterding	2025								
Dewey									
Dyer Kelly									
Earl Legette									
Grand Oaks									
Green Oaks Fund	*								
Greer									
Howe Ave	2024								
Mariemont									
Mariposa									
Mission									
Northridge	2024								
Oakview	2024								
Ottomon									
Pasadena	2025								
Pershing	2025								
Skycrest									
Thomas Kelly									
Trajan									
Twin Lakes									
Whitney	2025								

* Possible 2026

** Being addressed in current Science Project

*** Will be addressed in future mod

'z w LOC. SITE MAP REF.

MAIN OFFICES ●

- 801 District Office ● E-4
- 118 San Juan Central at Garfield and Pupil Personnel Services E-4
- 800 Warehouse at District Office E-4

K - 5 Elementary Schools ●

- 103 Arlington Heights F-1
- 168 Cambridge Heights G-2
- 166 Cameron Ranch E-4
- 105 Carmichael F-4
- 171 Carriage Drive G-0
- 108 Cottage B-6
- 162 Coyle Avenue F-2
- 114 Dyer-Kelly A-5
- 119 Grand Oaks G-0
- 121 Greer A-8
- 123 Howe Avenue A-6
- 124 Kelly, Thomas F-3
- 130 Mariemont D-7
- 131 Mariposa Avenue H-0
- 137 Oakview K-1
- 173 Ottomon M-0
- 141 Pasadena Avenue D-4
- 157 Peck, Charles F-3
- 156 Schweitzer, Albert G-4
- 149 Skycrest H-2
- 170 Trajan J-1
- 152 Whitney Avenue D-5
- 120 Green Oaks L-0

K - 6 Elementary Schools ●

- 109 Cowan, James C-5
- 167 Del Dayo E-8
- 111 Del Paso Manor C-6
- 112 Deterding, Mary F-5
- 113 Dewey, Harry G-3
- 127 LeGette, Earl J-3
- 133 Mission Avenue D-6
- 135 Northridge J-3
- 158 Pershing L-2
- 151 Twin Lakes M-3

K - 8 Elementary - Middle Schools ●

- 172 Gold River Discovery Center J-5
- 126 Kingswood I-2
- 159 Lichen G-0
- 143 Orangevale Open K-2 at Roberts site
- 146 Sierra Oaks B-9
- 147 Starr King D-7
- 045 Thomas Edison Dual Language at Jonas Salk site B-8
- 169 Woodside J-0

6 - 8 Middle Schools ●

- 001 Arcade C-5
- 002 Arden C-7
- 004 Barrett, John F-4
- 061 Carnegie, Andrew K-2
- 064 Churchill, Winston D-5
- 065 Pasteur, Louis L-1
- 060 Rogers, Will G-3
- 107 Sylvan H-1
- 202 Katherine Johnson, at Encina A-7

9 - 12 Middle - High Schools ●

- 202 Encina A-7

NOTES

1. ECE denotes an Early Childhood Education program or site

LOC. SITE MAP REF.

9 - 12 High Schools ●

- 206 Bella Vista J-2
- 209 Casa Roble L-0
- 207 Del Campo G-3
- 201 El Camino D-6
- 210 Mesa Verde G-0
- 205 Mira Loma C-5
- 208 Rio Americano D-8
- 204 San Juan H-2

Special High School Programs ●

- 202 Encina Academy A-7
- 204 San Juan Academy H-2
- 230 El Sereno at Fair Oaks Independent Study J-4
- 219 La Entrada Annex E-3
- 117 Meraki at Fair Oak Annex J-4

Special School Programs ●

- 132 ECE (main) at Marvin Marshall E-6
- 106 ECE at Coleman, Thomas K-1
- 136 ECE at Sunrise Tech I-0
- 116 ECE General Davie Junior Primary Center (Edison, Dom Way) B-7
- 200 White House at Carmichael main Counseling Center F-4

Charter Schools ●

- California Montessori Charter at 2 sites:*
- 128 .. Leighton Littlejohn G-2
- 106 .. Thomas Coleman K-1
- Golden Valley Charter at 2 sites:*
- 140 .. Palisades M-2
- 139 .. Orangevale on Filbert L-1
- 153 GIS Charter at Winterstein B-8
- 308 San Juan Choices Charter at Billy Mitchell (134) D-6
- 110 Pathway to Choices at Creekside B-6

Special Education Centers ●

- 222 La Vista (at John Holst 122) H-4
- 148 Ralph Richardson D-7
- 163 Laurel Ruff E-3

Adult Education Centers ●

- 136 Sunrise Tech I-0
- 110 Creekside B-6

Additional Sites ●

- 110 Creekside, TOSA B-6
- 117 Fair Oaks Annex: K-12 Counselors, Career Technical Education Staff, J-4
- 125 Kenneth Avenue Annex
- Special Education Staff Center D-6
- 709 Gunn Road in Carmichael, Safe Schools E-6
- 138 Orange Grove E-4

Facilities Services Department at 2 locations

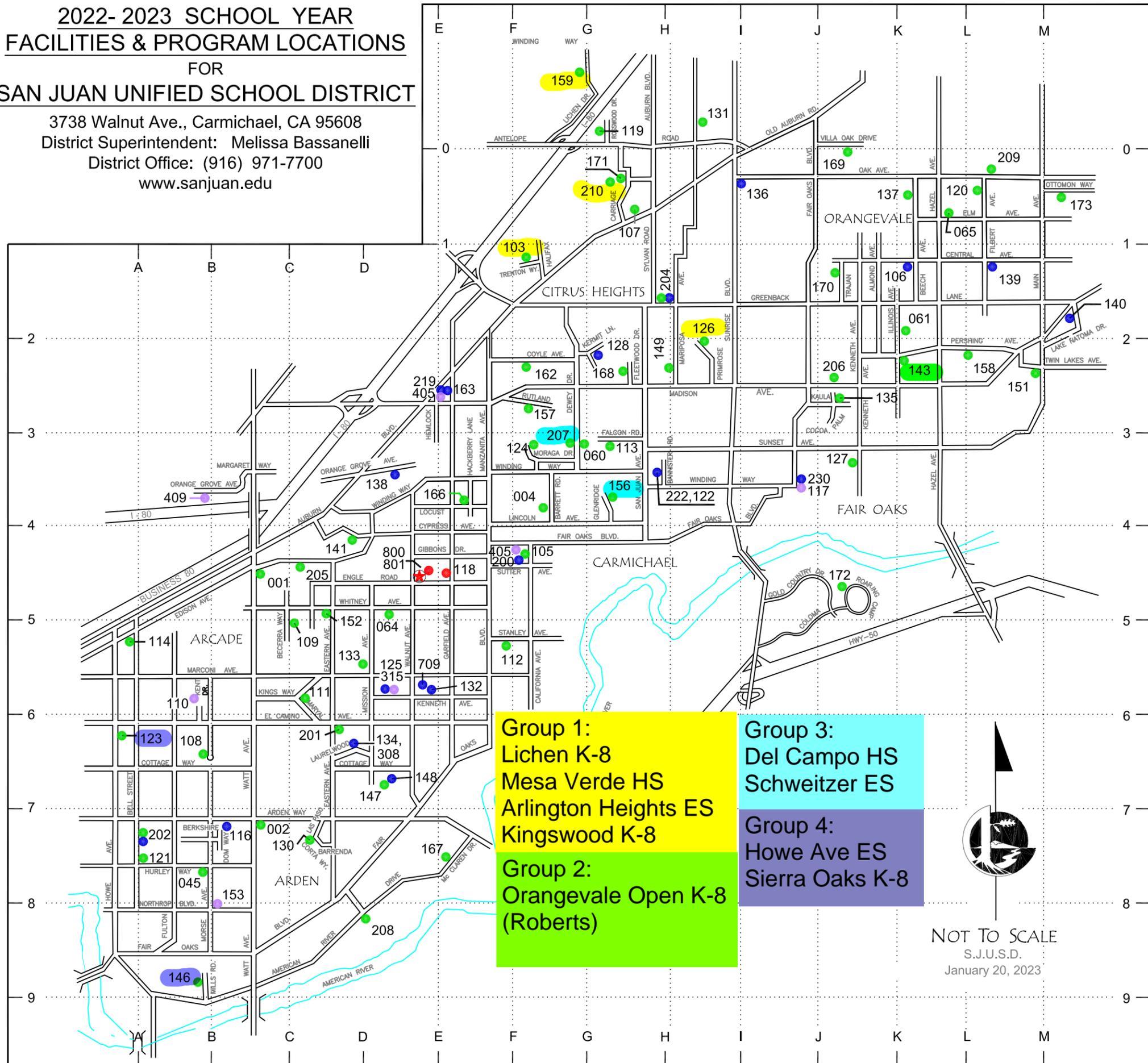
- 405 M&O, Facilities, Dispatch, Bond Program
- In Carmichael F-4
- 405 M&O Electronics at Hemlock E-3
- 219 Facilities Business Services at La Entrada E-3
- 904 Camp Winthers, Placer County

Transportation ●

- 409 Transportation (Bus Depot) B-4
- 3050 Orange Grove Avenue North Highlands, Ca. 95660
- Phone (916) 971-7075

2022- 2023 SCHOOL YEAR FACILITIES & PROGRAM LOCATIONS FOR SAN JUAN UNIFIED SCHOOL DISTRICT

3738 Walnut Ave., Carmichael, CA 95608
 District Superintendent: Melissa Bassanelli
 District Office: (916) 971-7700
 www.sanjuan.edu



Group 1:
 Lichen K-8
 Mesa Verde HS
 Arlington Heights ES
 Kingswood K-8

Group 2:
 Orangevale Open K-8 (Roberts)

Group 3:
 Del Campo HS
 Schweitzer ES

Group 4:
 Howe Ave ES
 Sierra Oaks K-8



NOT TO SCALE
 S.J.U.S.D.
 January 20, 2023

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- 128 .. Leighton Littlejohn G-2
- 106 .. Thomas Coleman K-1
- Golden Valley Charter at 2 sites:*
- 140 .. Palisades M-2
- 139 .. Orangevale on Filbert L-1
- 153 GIS Charter at Winterstein B-8
- 308 San Juan Choices Charter at Billy Mitchell (134) D-6
- 110 Pathway to Choices at Creekside B-6

Special Education Centers ●

- 222 La Vista (at John Holst 122) H-4
- 148 Ralph Richardson D-7
- 163 Laurel Ruff E-3

Adult Education Centers ●

- 136 Sunrise Tech I-0
- 110 Creekside B-6

Additional Sites ●

- 110 Creekside, TOSA B-6
- 117 Fair Oaks Annex: K-12 Counselors, Career Technical Education Staff, J-4
- 125 Kenneth Avenue Annex
- Special Education Staff Center D-6
- 709 Gunn Road in Carmichael, Safe Schools E-6
- 138 Orange Grove E-4

Facilities Services Department at 2 locations

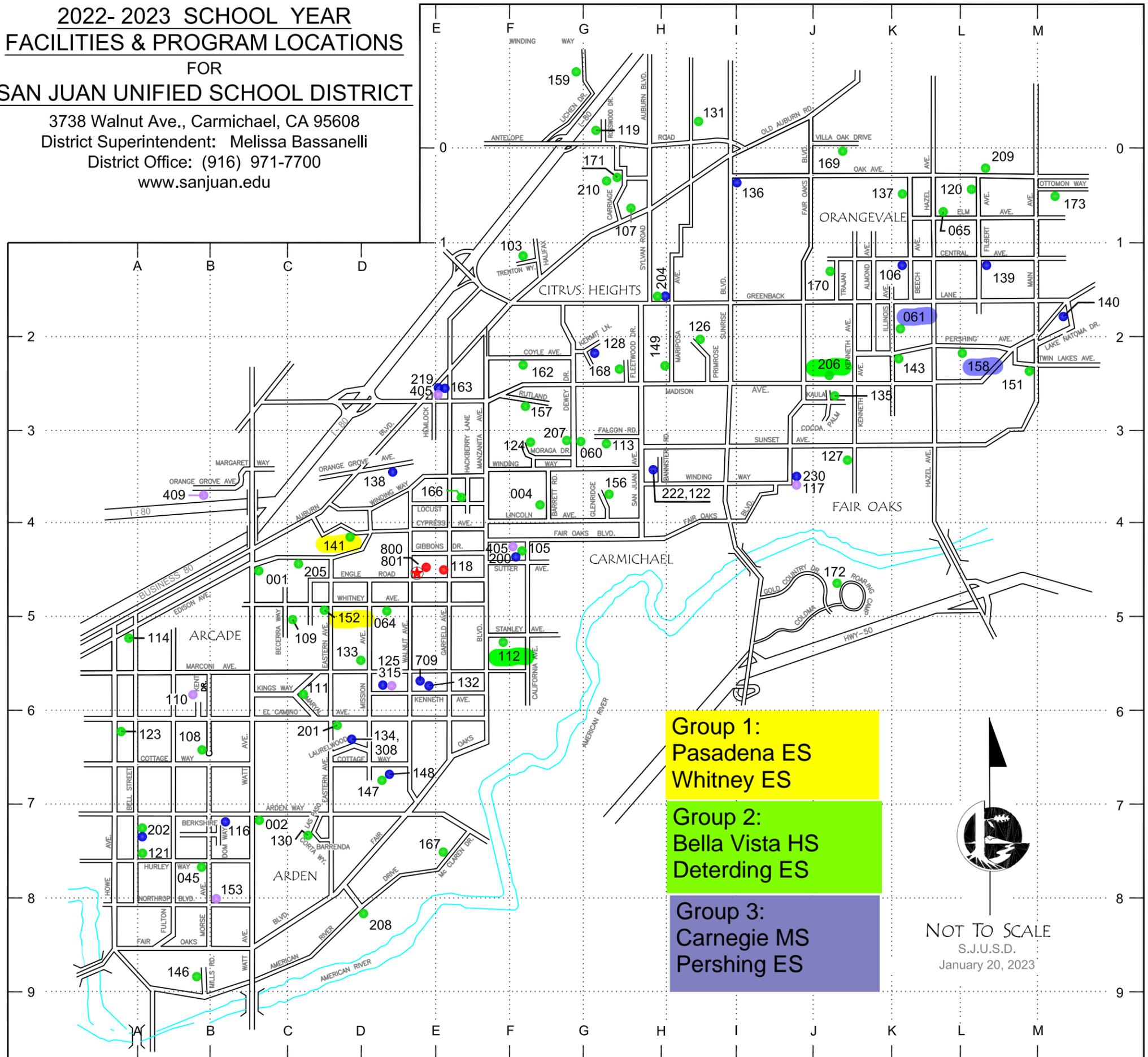
- 405 M&O, Facilities, Dispatch, Bond Program
- In Carmichael F-4
- 405 M&O Electronics at Hemlock E-3
- 219 Facilities Business Services at La Entrada E-3
- 904 Camp Winthers, Placer County

Transportation ●

- 409 Transportation (Bus Depot) B-4
- 3050 Orange Grove Avenue North Highlands, Ca. 95660
- Phone (916) 971-7075

2022- 2023 SCHOOL YEAR FACILITIES & PROGRAM LOCATIONS FOR SAN JUAN UNIFIED SCHOOL DISTRICT

3738 Walnut Ave., Carmichael, CA 95608
 District Superintendent: Melissa Bassanelli
 District Office: (916) 971-7700
 www.sanjuan.edu



Group 1:
Pasadena ES
Whitney ES

Group 2:
Bella Vista HS
Deterding ES

Group 3:
Carnegie MS
Pershing ES



NOT TO SCALE
 S.J.U.S.D.
 January 20, 2023

Preliminary Schedule for Bidding and Baseline master project schedule milestones.

ID	Task Name	Duration	Start	Finish	2026												2027					
					Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan		
1	Group 3 2026 Sitewide Security Fencing	424 days	Mon 11/3/25	Thu 12/31/26																		
2	Scope Walks/Confirmation/Surveys&Utility Locating	24 days	Mon 11/3/25	Wed 11/26/25																		
3	Design	60 days	Mon 12/1/25	Thu 1/29/26																		
4	DSA Submittal, Review, Approval	26 days	Mon 2/2/26	Fri 2/27/26																		
5	Bid/Award	76 days	Wed 3/4/26	Mon 5/18/26																		
17	Construction	144 days	Fri 6/12/26	Mon 11/2/26																		
18	Mobilize	0 days	Fri 6/12/26	Fri 6/12/26																		
19	Construction	95 days	Fri 6/12/26	Mon 9/14/26																		
20	Punchlist work	25 days	Tue 9/15/26	Fri 10/9/26																		
21	Punchlist complete & project acceptance	0 days	Mon 10/12/26	Mon 10/12/26																		
22	Closeout complete	0 days	Mon 11/2/26	Mon 11/2/26																		
23	Project Complete	0 days	Thu 12/31/26	Thu 12/31/26																		
24																						

Group 3 2026 Site Security Fencing ICS Pre-lim/Bid Schedule	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			




MODERN TOOLS FOR
MAINTAINING A
SAFE CAMPUS

FACILITIES ADVISORY COMMITTEE
 OCT. 7, 2025

1



SAFETY SYSTEM
PILOT(S)

- Mesa Verde High School
- Will Rogers Middle School
- Sierra Oaks K-8
- Pershing Ave. Elementary

- Weapons Detection at Events
- Impact Resistant Glass
- Wearable Duress Systems
- Expanding Camera Systems

2

UNDERSTANDING NEED

INTERVIEWED KEY...	TO BETTER UNDERSTAND...
<ul style="list-style-type: none"> • Principals • Safety team members (classified & certificated) • Safe Schools staff • Facilities staff • Technology staff 	<ul style="list-style-type: none"> • Opportunities and needs • How tools might be used • Operational wonderings and concerns • Level of interest and priority

WHAT WE HEARD...



WEAPONS DETECTION AT EVENTS

Improve safety at events while allowing for easy entry and movement to support welcoming culture



IMPACT RESISTANT GLASS

Provide an effective barrier to forced entry at critical locations



WEARABLE DURESS SYSTEMS

Expand the capability of camera systems so that they can be used for campus safety and security beyond facilities monitoring



EXPANDING CAMERA SYSTEMS

Expand the capability of camera systems so that they can be used for campus safety and security beyond facilities monitoring



COMMON THEME: ACCESSIBILITY

Tools should be accessible to the staff who need to use them to support student safety directly



COMMON THEME: PRESERVE CULTURE

Continue to ensure our campuses are welcoming environments for our students, staff, families and guests



5

WEAPONS DETECTION SYSTEMS



- Exploring use at high school athletic competitions and other major events
- Preventative tool
- Mobile and easy to deploy



6

6

IMPACT RESISTANT GLASS



- Exploring use at critical locations outside fence lines
- Slows entry to a space
- Can be installed by our staff

7

7

WEARABLE DURESS SYSTEMS



- Would be deployed to every staff member at a site
- Provides a quick and easy way to signal for help or initiate a lockdown
- Allows site leaders and safety teams to better manage incidents

8

8

EXPANDED CAMERA SYSTEMS



- Allows systems to be used beyond current facilities focused deployments
- Introduces modern technologies to assist site leaders and safety teams in day-to-day management
- Provides expanded access to safety team members

PILOTING & IMPLEMENTATION

PILOTING
Up to Four Sites; Planning Underway Now

ANALYSIS
Pilot implementations reviewed to assess solution fit and installation process



State Approved Purchase Agreements
ACQUISITION

Expansion to other sites dependent on funding and pilot results
SYSTEMATIZE

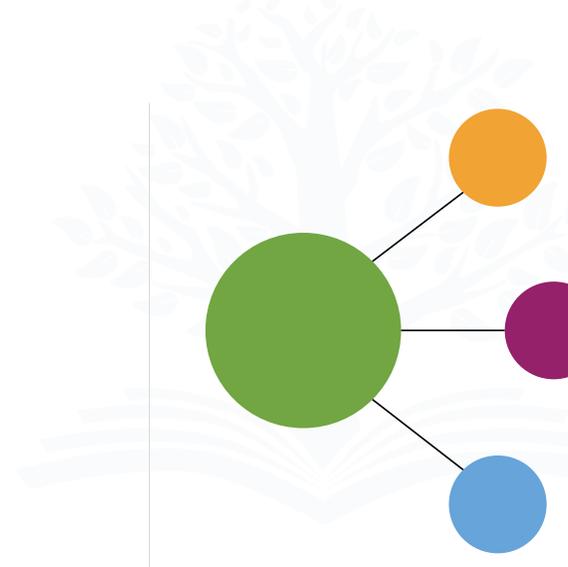
FACILITIES COMMITTEE VOICE



Share with us ...

Trent Allen, APR
Chief of Staff
trent.allen@sanjuan.edu

Mike Jones
Director, Safe Schools
mike.jones@sanjuan.edu



From a facilities management perspective, what considerations should we look at as we undertake these pilots?

As a school community member, which of these tools interests you the most?

What wonderings or concerns do you have?

Facilities Committee Attendance Summary 2025-2026

Committee Members (Initials: board members)	09-02-2025	10-07-2025	11-04-2025	12-02-2025	01-06-2026	02-03-2026	03-03-2026	04-07-2026	05-05-2026	06-02-2026
Melinda Avey (PC)	✓									
Tina Cooper (PC)	✓									
Steve Ward (NB)**	✓									
Saul Hernandez (NB)	✓									
Frank Cockrell (ZC)*	✓									
Jodi Mulligan-Pfile (ZC)	✓									
Zachary Morton (BA)	✓									
Paul Roy (TK)	✓									
Josh Alvarado (TK)	✓									
Omid Shirzad (AS)										
<i>Vacant</i>										
<i>Vacant</i>										
<i>Vacant</i>										
<i>Vacant</i>										

Board of Education /Appointees (Term Expires)

Pam Costa (12/28)	Tina Cooper (07/27)	Melinda Avey (07/26)
Nick Bloise (12/28)	Steve Ward (07/26)**	Saul Hernandez (07/27)
Abid Stanekzai (12/28)	Omid Shirzad (07/26)	Vacant -
Zima Creason (12/26)	Frank Cockrell (07/26)*	Jodi Mulligan-Pfile (07/27)
Ben Avey (12/26)	Zachary Morton (07/26)	Vacant -
Manny Perez (12/26)	Vacant -	Vacant -
Tanya Kravchuk (12/26)	Paul Roy (07/26)	Josh Alvarado (07/27)

*Chair

**Assistant Chair

cb 10/3/2025 4:51:18 PM

**SAN JUAN UNIFIED SCHOOL DISTRICT
TENTATIVE BOARD AGENDA ITEMS
2025-2026**

L
09/23/2025

SEPTEMBER 27 (special meeting)

California School Boards Association Workshop: Board Self-Evaluation Board

OCTOBER 14

College and Career Readiness – R Schnepf
Secondary 2024-2025 End of Year Data Summary – R Dale
Resolution: Commit Fund Balance – A Ryan
Joint Resolution on Transfers – D/A Allen
Variable Term Waivers – A Thigpen
Assignment of Teachers Outside Regular Base Credential – A Thigpen
Provisional Internship Permits – A Thigpen
Williams Complaint Report – R Gaddis

OCTOBER 28

Recognition: National School Psychology Week (Nov. 3-7) – A Dale
Elementary 2024-2025 End of Year Data Summary – R Dale
Family Engagement Framework – R Allen
*Consolidated Application – A Oaxaca

NOVEMBER 18 (3rd Tuesday)

Universal Prekindergarten (UPK) Update – R Townsend-Snider
Public Hearing No. 2: Marconi Learning Academy Charter School Renewal Petition – A [PH/Discussed 09/23/25] Oaxaca
Legislative Priorities for 2026-2027 – D/A Allen
Set Annual Organizational Meeting – A Board
*Resolution: CSPP & CCTR Continued Funding Application Designated Personnel 2026-2027 – A Townsend-Snider

DECEMBER 16 (3rd Tuesday)

Annual Organizational Meeting – A Board
2024-2025 Audit Report – A Ryan
2025-2026 First Interim & Budget/Financial Status Report – A Ryan
Cellphone Policy Progress Update – R Allen
*Minimum Wage Increase (Short Term, Temporary) – A Thigpen

JANUARY 13

Multilingual Learner Program Update – R Oaxaca
The Brown Act – D Gaddis
Annual Policy Review – D Gaddis
 BP 3430 Investing and Debt Management
 BP 5116.1 Intradistrict Open Enrollment
 BP 6145 Extracurricular/Cocurricular Activities
 BP 6020 Parent Involvement
Williams Complaint Report – R Gaddis
Governance Handbook Annual Update – D Allen

JANUARY 27

Recognition: 2026 Classified Employees of the Year – A Thigpen
Recognition: National School Counseling Week (Feb. 1-6) – A Schnepf
Maintenance Update – R Camarda
*Annual Policy Review – A [Discussed 01/13/25] Gaddis

- BP 3430 Investing and Debt Management
- BP 5116.1 Intradistrict Open Enrollment
- BP 6145 Extracurricular/Cocurricular Activities
- BP 6020 Parent Involvement

- *School Accountability Report Cards (SARCs) – A Dale
- *LCAP Federal Addendum Annual Revision – A Oaxaca
- *Continued Funding Application CSPP & CCTR – A Townsend-Snider
- *Early Head Start/Head Start Budget Mod/Carryover Funds – A Townsend-Snider
- *Governance Handbook Annual Update – A [Discussed 01/13/25] Allen
- *CTE 2025 Advisory Committee Roster – A Schnepf

FEBRUARY 10

- Recognition: National School Social Work Week (Mar. 1-7) – A Oaxaca
- Mid-Year LCAP Update 2025-2026 – R Oaxaca
- Choices Charter School Mid-Year LCAP Update 2025-2026 – R Oaxaca
- *Resolution: Federal Surplus Property Participation Renewal – A Ryan

FEBRUARY 24

- Recognition: Arts Education Month (March) – A Dale
- Arts Education and Proposition 28 Update – R Dale
- Recommendation for Reductions in PKS & Criteria for Tie Break (Certificated TK-12) – D Thigpen
- Recommendation for Reductions in PKS & Criteria for Tie Break (Certificated ECE) – D Thigpen
- Recommendation for Reductions in PKS & Criteria for Tie Break (Certificated Adult Ed) – D Thigpen
- Notice of Intent to Reduce Classified Positions – D Thigpen
- 2026 CSBA Delegate Assembly Election – A Board

MARCH 10

- New High School Courses – D Dale
- Second Interim Budget Report – R Ryan
- Resolutions: Reductions in PKS & Criteria for Tie Break (Certificated TK-12) – A [Discussed 02/24/26] Thigpen
- Resolutions: Reductions in PKS & Criteria for Tie Break (Certificated ECE) – A [Discussed 02/24/26] Thigpen
- Resolutions: Reductions in PKS & Criteria for Tie Break (Certificated Adult Ed) – A [Discussed 02/24/26] Thigpen
- Resolution: Notice of Intent to Reduce Classified Positions – A [Discussed 02/24/26] Thigpen
- *Head Start and Early Head Start Grant Application 2026-2027 – A Townsend-Snider
- *Audit Reports for Measures J, N, P and S – A Ryan
- *Resolution: District School Board Election Order – A Board

MARCH 24

- Recognition: Week of the Young Child (Apr. 4-10) – A Townsend-Snider
- Recognition: School Library Month (April) – A Dale
- Bond Project Update – R Camarda
- Technology Update – R Skibitzki
- *New High School Courses – A [Discussed 03/10/26] Schnepf

APRIL 14

- Recognition: School Bus Driver Appreciation Day (Apr. 28) – A Thigpen
- Instructional Materials Adoptions – D Dale
- Strategic Plan Update – R Allen
- Proposed Board Meeting Dates for 2026-2027 – A Board

APRIL 28

- Recognition: National Nurses Week and National School Nurse Day (May 6-12 & May 6) – A Oaxaca
- Recognition: California Day of the Teacher (May 6) – A Thigpen
- Instructional Technology – R Dale
- Citrus Heights Schools Update – R Townsend-Snider

Williams Complaint Report – R	Gaddis
*Instructional Materials Adoptions – A [Discussed 04/14/26]	Schnepf
MAY 12	
Recognition: Classified School Employee Week (May 17-23) – A	Thigpen
Recognition: National Speech Pathologist Day (May 18) – A	Dale
San Juan Youth Voice Advocates – R	Oaxaca
Hearing Officer’s Recommendation-2026 RIF (if applicable) – A	Gaddis
*Approval of CTE 2026 Advisory Committee Roster – A	Schnepf
*Head Start/Early Head Start COLA Funding Allocation 2026-2027 – A	Townsend-Snider
*Head Start/Early Head Start SETA Grant Resolution 2026-2027 – A	Townsend-Snider
*Adult Education Course Approval – A	Schnepf
MAY 26	
Recognition: National Science Bowl (if applicable) – A	Schnepf
Recognition: Science Olympiad (if applicable) – A	Schnepf
Recognition: Academic Decathlon (if applicable) – A	Schnepf
District TK-12 Mathematics Update – R	Dale
Restorative Practices/Student Discipline – R	Oaxaca
Public Hearing: SELPA Local Plan Annual Update – A	Dale
*Facility Lease Amendments – A	Camarda
JUNE 9	
Public Hearing: LCAP – D	Oaxaca
Public Hearing: LCAP/Choices Charter School – D	Oaxaca
Public Hearing: Adoption of the 2026-2027 Budget – D	Ryan
Temporary Interfund Borrowing of Cash – A	Ryan
*CIF Superintendent Designation of Representatives 2026-2027 – A	Schnepf
*ECE Program Self-Evaluation for CDE – A	Townsend-Snider
JUNE 23	
California School Dashboard Local Indicators – R	Oaxaca
LCAP – A [Public Hearing 06/09/26]	Oaxaca
Choices Charter School California School Dashboard Local Indicators – R	Oaxaca
LCAP Choices Charter School – A [Public Hearing 06/09/26]	Oaxaca
Adoption of the 2026-2027 Budget – A [Public Hearing 06/09/26]	Ryan
*2025-2026 Actuarial Report OPEB – A	Ryan
*Charter School 2024-2025 Audit Reports (AAT, CMP, GIS, GV, OFY, VIE) – A	Ryan
*School Plan for Student Achievement (SPSA) – A	Oaxaca

D=discussion; A=action; *=consent; R=report; PC=public comment