

FACILITIES MASTER PLAN UPDATE

2025

for the



Twin Hills School District

Apple Blossom, Orchard View, SunRidge, Twin Hills Charter Middle

Prepared by

Persinger Architects

FACILITIES MASTER PLAN UPDATE 2025

TWIN HILLS UNION SCHOOL DISTRICT

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Introduction

Persinger Architects and Associates is pleased to present to the Twin Hills School District the following Facility Master Plan Update. The purpose of this plan is to identify the district's current and future needs by analyzing the major factors that are expected to affect the existing facilities over time.

In August of 2025 a site visit was conducted by Persinger Architects. Firm Principal, Alexis Persinger visited the site attended by Superintendent, Dana Pedersen and School Board President, Jeff Harding.

The district has assembled a team of experienced public-school consultants who will be meeting regularly to advise the District on how best to achieve the goals of the Master Plan.

Process:

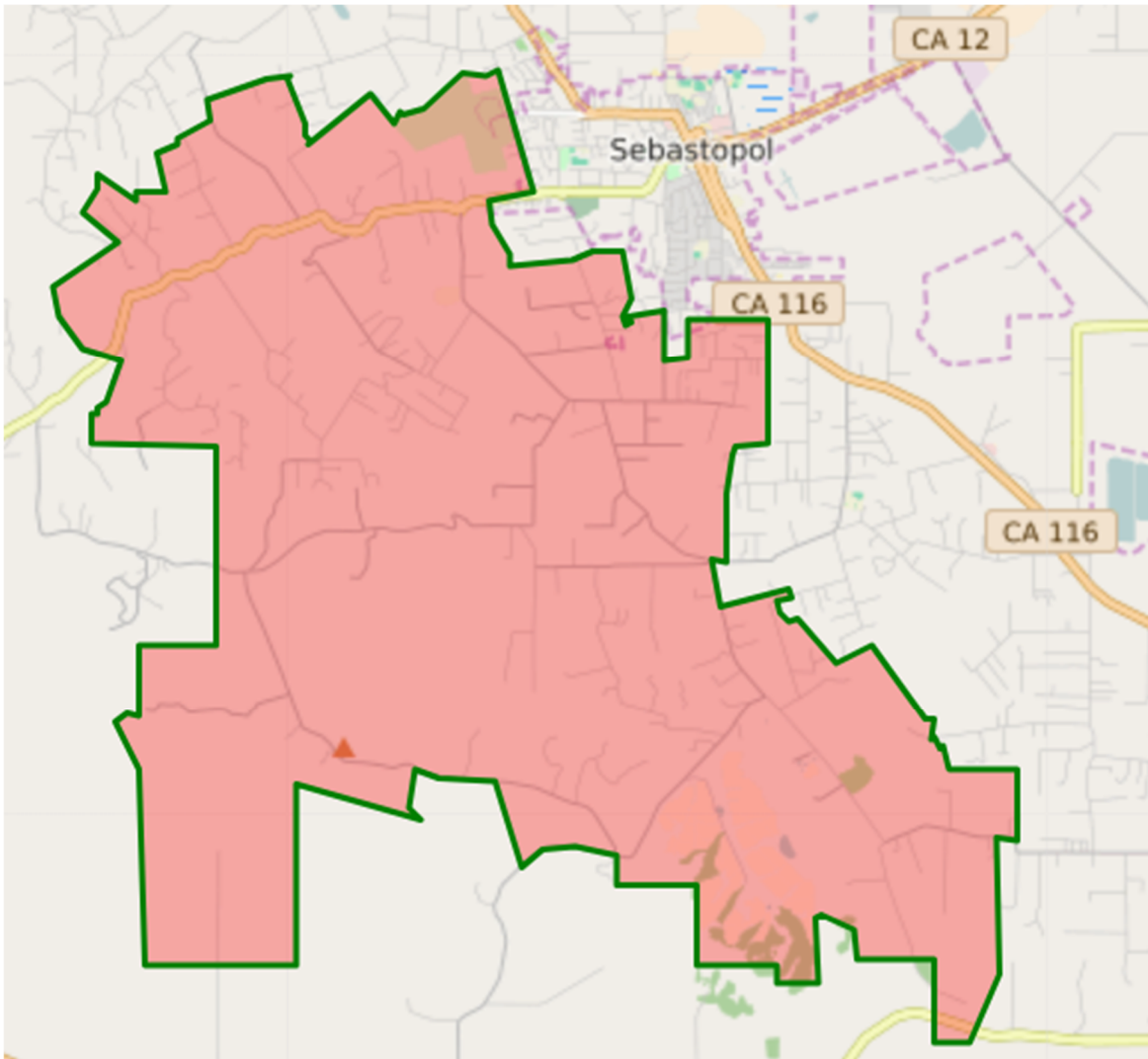
Information will be gathered to better understand the current and future needs of all the district facilities. The results from the site visit will be then compiled and analyzed. Persinger Architects will be reviewing various options to best improve the facilities. We will be considering several important factors including: expected life span of existing facilities, needs of students and staff, ability to improve aesthetics, and increasing community involvement in the district. Persinger Architects will be preparing three recommendations of varying costs. This will give the district the flexibility to improve their facilities while available funding is still uncertain.

Assessment Goals and Procedures

The Goals of a Facility Master Plan are primarily to identify existing conditions and recommend solutions. Existing record documents from District Archives as well as the Division of the State Architect Archives will be reviewed to determine the age of the buildings and the original design intent. School sites are visited to physically view the condition of the buildings. The Architectural and Engineering team looks for systems that have failed and also estimates the remaining useful life of the existing materials. Conformance to the original codes in force when the buildings were built as well as the current code requirements are reviewed. Programmatic issues often arise because the educational requirements of a public school in 2025 do not match the education requirements in place at the time the various buildings were constructed. In addition, facility improvements over the years are not always undertaken with a larger vision for the site in mind. Buildings may be poorly located. Recommendations include proposed repairs or upgrades as

well as the potential costs and necessary timelines involved in the work proposed. Potential funding sources are identified and matched to the likely work.

District Boundary Map



The Twin Hills School District stretches across the hills and valleys of western Sebastopol along the Atascadero Creek Watershed. At its southern end it reaches nearly to the Marin County line and at its northern end it reaches across Highway 12 towards Mill Station. It is a sparsely populated rural district of apple orchards and vineyards.

Executive Summary of Recommendations

What we can achieve with Public School Facilities is usually driven less by need than by available funds. With that in mind we will be grouping our recommendations into three categories. These current recommendations have been approved at the October 9th board meeting.

Bronze: (0-5 Years) Immediate health and safety issues that affect school operation in the short term. Bronze items consist of basic renovations, which may include parking lot resurfacing, re-roofing, new flooring, and replacing HVAC and other worn-out systems.

Silver: (6-10 Years) Facilities upgrades to meet current educational needs and larger maintenance projects that will need to be addressed in the next few years. This category includes all Bronze items. The Silver category renovates all the important building sub-assemblies but does not include any building replacement.

Gold: (11-15 Years) Facilities upgrades to be prepared to meet future educational needs and maintenance projects to ensure proper operation of the facility for the foreseeable future. The Gold category includes all Bronze and Silver items and could potentially include replacement of all the existing portables with new modular buildings.

Preliminary Budget Estimates Excluding Portable Replacement:

Bronze	Silver	Gold
\$5,394,208	\$12,272,549	\$17,564,874

Preliminary Budget Estimates Including Portable Replacement and/or Modernization:

Bronze	Silver	Gold
\$6,015,808	\$26,125,349	\$47,756,874

See Cost Estimates Spreadsheets for details.

Preliminary Recommendations Narrative:

1. Bronze

- a. Repair of failing exterior finishes
- b. Reroofing of school buildings
- c. Limited replacement of HVAC systems
- d. Limited reconfiguration of sites to enhance safety and security
- e. Painting of all school buildings
- f. Replacement of failing underground utilities
- g. Limited replacement of doors and door hardware
- h. Upgrading fire alarm systems
- i. Repairing asphalt
- j. Limited increase in classroom power outlets
- k. Increase quantity of access points
- l. Repair old casework
- m. Test out possible new furniture in the classrooms
- n. ADA upgrades to meet current standards
- o. Reconfigure spaces with furniture to allow flexibility to address lack of conference and small group spaces.
- p. Upgrade libraries to meet current standards

2. Silver

- a. Upgrade to decorative fencing
- b. Provide covered outdoor spaces
- c. Resurface asphalt
- d. Door and door hardware replacement
- e. Window replacement (classrooms only)
- f. Full replacement of HVAC systems
- g. HVAC controls
- h. Renovate restrooms
- i. Window coverings
- j. Limited replacement of flooring
- k. Lighting controls upgrades for energy efficiency
- l. Prepare a new trial classroom to try out technology and furnishings
- m. Repair the play fields
- n. Replace/upgrade some casework in the classrooms
- o. Replace furniture in classrooms

3. Gold

- a. Front Entry Structure to improve the curb appeal of the schools
- b. Full flooring replacement
- c. Full window replacement
- d. Full casework replacement in classrooms
- e. Full furniture replacement all buildings

4. Portables

- a. If possible, portables should be upgraded to be fully safe and functional and ideally should be replaced with new modulares or site built classrooms.

Mission Statements:

District Mission Statement

Our mission is to work together to build a safe, respectful, and nurturing environment focused on maximizing each child’s sense of well-being and acquiring skills for life and learning. **Our facilities** are well-maintained, comfortable, and appropriate for learning. The district operates in a financially sustainable manner which leads to annual increases in the percentage of revenue spent in the classroom. It is solar powered to reduce our carbon footprint and to save a significant amount of expense on electrical costs.

Twin Hills Charter Middle School Mission

Twin Hills Middle School is committed to excellence. Our mission is to provide all students with an education that is academically challenging in an atmosphere of mutual care and respect. We will provide the foundation for a life of continuous learning and prepare students to be positive contributing citizens.

Apple Blossom Elementary School Mission

The mission of Apple Blossom School is to nurture our students’ creative and critical thinking, academic proficiency, global awareness, appreciation for diversity, and respect for themselves and others in a continually changing technological world. Our programs support our vision of students as: critical thinkers, resilient learners, confident individuals, global citizens and best (respectful, responsible, mindful and kind) selves. By experiencing an engaging curriculum, Apple Blossom students prosper from the integration of art, music, gardening, science, technology, and physical education into the fabric of a rich and rigorous program founded on high academic standards in all subject areas.

Orchard View Charter School Mission

Our Mission: Orchard View School seeks to empower all students to develop a passion for life-long learning by engaging them in a learning process that is designed to challenge their intellect and support their emotional growth and natural curiosity. At Orchard View School students choose their own path and use 21st century skills to reach their educational goals. They learn in a variety of environments, access information in many ways, and participate in experiences that develop creativity, innovation and critical thinking.

Education is not the filling of a pail, but the lighting of a fire.

William Butler Yeats

Facilities Mission Statement

To provide Facilities that promote 21st century learning through technology and innovative instructional practices that:

- Are safe and meet or exceed state standards for school construction
- Promote health and wellness of all students
- Generate long term savings through reduced energy consumption and reduced long term maintenance costs
- Promote energy efficiency and incorporate sustainable design practices into the projects
- Better accommodate the growing community use of school facilities, strengthen partnerships and economic vitality

Master Plan Goals

It is the goal of this Master Plan to ensure the District has modern, safe and well maintained facilities it needs to offer its' students and communities the services they deserve and to provide the students with the most modern education with the best current technologies, facilities, and campus. Additionally, it is the goal to provide the community with campuses that foster community involvement and development and to provide the campuses with teaching facilities that can deliver the specialized, safe, clean, and sustainable education that the District expects.

Enrollment:

Apple Blossom Elementary School

Enrollment at the school peaked in 2011 with an enrollment of 425. Enrollment has been slowly declining, which is a statewide trend. Current enrollment as of August 2025 was 289 students.

Twin Hills Middle School

Enrollment peaked in 2011 with an enrollment of 307. Enrollment has been slowly declining, which is a statewide trend. Current enrollment as of August 2025 was 250 students.

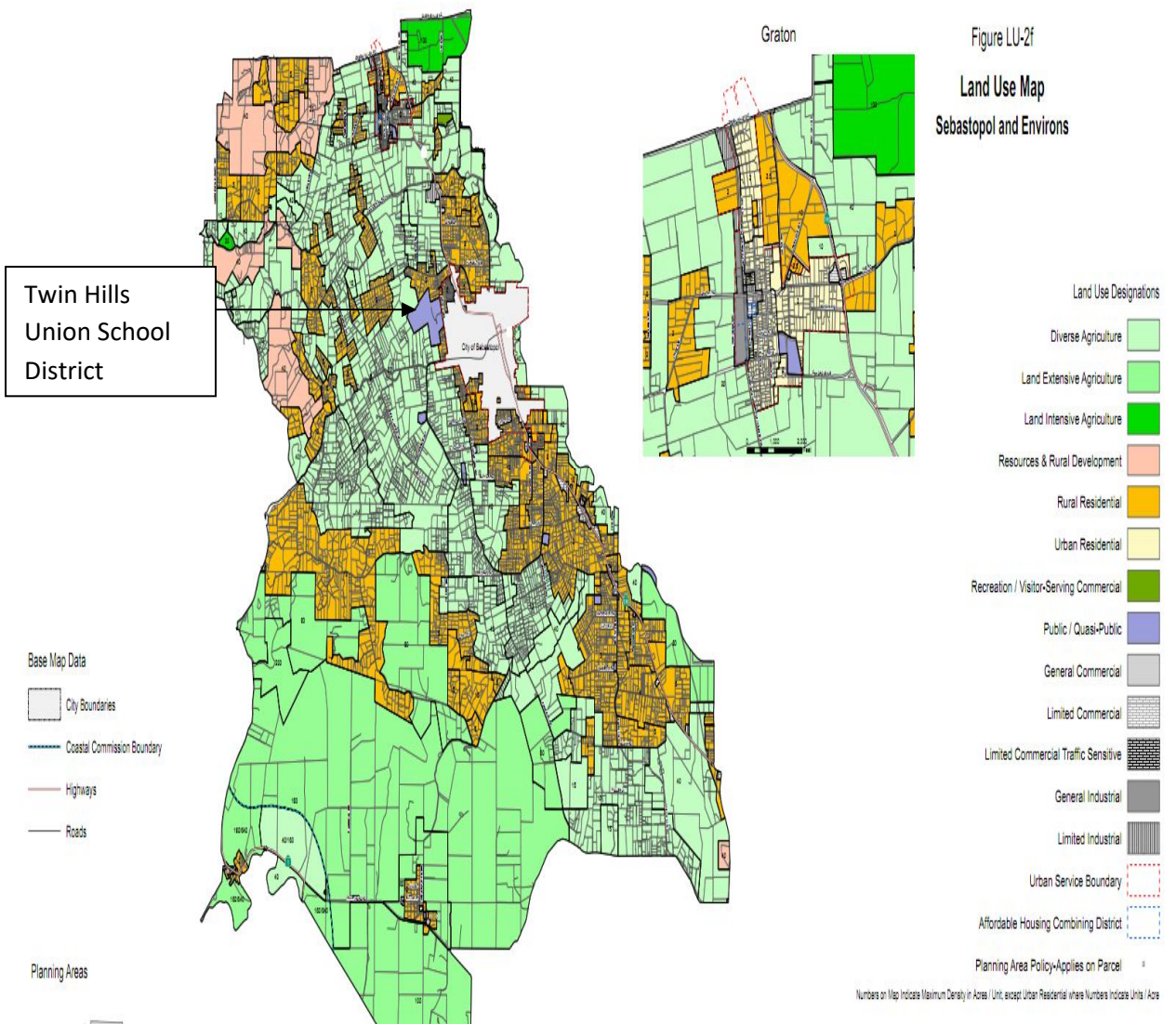
Orchard View Charter School

The 2015 Master Plan projected Orchard View School to grow in the typical scenario to 210 students by 2024. Current enrollment as of August 2025 was 226 students.

Demographics:

Sonoma County

According to the U.S. Census Bureau, Sonoma County’s population has decreased since 2015 from 493,285 in 2015 to 487,011 today and the median household income has increased from \$68,225 in 2015 to \$128,400 today. Despite declining population and student enrollment it is the goal of the District to secure a robust student enrollment by providing a highly valued education platform.



From the Sonoma County Permit & Resource Management Department

Apple Blossom Elementary School

School Site Information

Apple Blossom Elementary School
700 Water Trough Road
Sebastopol, CA 95472

School Site Information:

- Grade Level: Pre-K through 5th
- Original Construction Date: 1956
- Date of Last Modernization: 2005
- Total Building Area: 50,800 Sq Ft
- Site Acreage: 9.5 Acres
- Enrollment (2023-2024): 288

School Site Unique Features:

- The school site is bordered by apple orchards and farmlands on all sides, and Watertrough Road on the East.

Needs Assessment Overview – Apple Blossom Recommendations

The school went through a modernization in 2003 as well as miscellaneous modernizations in 2010, this means that most systems have not been touched or upgraded in more than 20 years. While there has been regular maintenance, modernization will need to occur to keep the buildings functioning at the desired level which has been established by the District. In 2015 we noted that many classrooms are in portables, most of which have dilapidated over time and have run the course of their lifespan. This statement is even more true today.

2011 Staff Surveys

The following recommendations were gleaned from the teacher and staff surveys that were distributed at each school in 2011.

- School wide clock system/bells for dismissal, etc. - 50%
- A comfortable private place to meet with other teachers, school personnel, and parents with computer access, whiteboards, tables, chairs etc. - 25%

2025 Update

While some of these goals have been accomplished, most remain incomplete. The level of completion for each item has been noted as a percentage with short explanations:

- There are no bells, only intercom system. Only battery powered clocks.
- No official conference space but alternative space could be reconfigured with new furnishings.

- Modernize Library - 25%
 - Software is up to date and robust.
 - Library is an old classroom.
 - Possibly make it a media center.

- Improved Technology - 80%
 - Cat6 installed 10 years ago. 1 access point for each quad, with some supplemental for dead zones. The District is in the process of swapping out the existing access points for new Ubiquity access points. There is Sonic fiber internet at each school site.
 - State of the art recommendation: access point in each classroom. It's a good next step. This would require adding some cabling.

- Preserve large play areas for kids – 100%
- Expanded Library and Media Center – 0%
- More technology in the classroom: T.V, projector, laptops, or iPads - 50%
 - Teachers can cast to big tv (65”), but not big enough for students sitting in back.
 - Bigger TVs would be an improvement.
 - State of the art: 8 foot wide smart boards. No teachers have asked for this. We recommend doing a beta test with smart boards in a few classrooms to explore this option.

- Document cameras for every classroom -100%
- Media library and sound technology lab –
 - See expanded library and media center.
- Streamlined parking pick-up/drop-off areas - 75%
 - Some work done.
 - More streamlined but still room for improvement.

- Upper playground- overhang to eat under for upper grades with tables and benches 100%
- New paint on blacktop for 4 square, hopscotch, class lines, and new games –
- Separate play area for kindergarteners - 25%
- Relocate the pre-school - 0%
- More storage - 10%
- Intercom must work in all rooms – 50%
- More phone lines - 0%
- Upgraded network – 100%
- Wireless in all campus areas - 90%
- Updated software on computers – on going.
- Network or tablet centers in the classroom 100%
- Access to TV in classrooms - 100%
- Provide “listening centers” for primary rooms 100% (but now obsolete)
- New carpets - 90%
- Repaint/replace some walls - 50%
- Upgraded staff restrooms - 0%
- Solar panels shade area at upper playground.
- Ongoing.
- TK now, need fencing, structures, and shade structures.
- Built out a small storage room, cleaned up the garden
- Could be more geared towards casework, vintage, never been replaced since 1955.
- No VOIP phones, 30 year old phone system.
- Intercom system through phone system, but not VOIP.
- Do need new phone system
- Belkin charging stations, network center in all classrooms.
- 2 rooms left to get new carpets, ongoing carpet replacement.
- Some interiors have been repainted.
- Some eaves to paint.

- Doors that lock from the inside for code red drills in all classrooms 100%
- Heat in the restrooms - 0%
 - No heat in student restrooms, doors are always open.
- Updated Fire Alarm System - 50%
 - Only repairs and a new panel at Twin Hills.
 - Roofing is 20 years old at AB.

2011 Electrical Engineer's Report

The following recommendations were included in the original master plan.

- Upgrade the existing Life-Safety Fire Alarm system to current standards. - 0%
- Replace existing fluorescent lighting fixtures with low energy fluorescent fixtures with T8 lamps and electronic ballasts. - 80%
- Connect master clock bell system to intercom system for class pass functions. – 0%
- Replace all Category 3 and 5 data cables and jacks with Category 6 system - 100%

2025 Update

While some of these goals have been accomplished, most remain incomplete. The level of completion for each item has been noted as a percentage with short explanations:

- No upgrades to the fire alarm system have been done.
- Light fixtures have been upgraded to LED. Switching and motion sensors not completed.
- Not completed.
- This work has been completed.

2011 Mechanical Engineer's Report

The following recommendations were included in the original master plan.

Modular / Portable Classroom Buildings

- The Classroom buildings use wall mounted Bard type heat pumps to provide heating and cooling. - 0%

2025 Update

While some of these goals have been accomplished, The level of completion for each item has been noted as a percentage with short explanations:

- Most of the Bard type units are now more than 20 years old and should be replaced.

Multi-Use Building

- The main room is conditioned by two twinned furnaces in a mechanical room. The furnaces are about 5 years old and have another 10 years of useful service life left. – 0%
- All of the equipment is now past its useful life, and none of the recommended work has been completed.

Site Built Classroom Buildings (original construction to the site)

- These buildings have gas fired furnaces (one per classroom) dating back to 2001. The condensing units on the roofs are also of 2001 vintage. - 0%
- The recommendation was to replace these units by 2017. This work has not been done.

Existing classroom casework is original, is now decades old and does not serve the current needs.

Twin Hills Middle School

School Site Information

Twin Hills Middle School
1685 Water Trough Road
Sebastopol, CA 95472

School Site Information:

- Grade Level: 6-8
- Original Construction Date: 1974
- Date of Last Modernization: 2001
- Total Building Area: 38,900 Sq Ft
- Site Acreage: 7.9 Acres
- Enrollment (2023-2024): 207

School Site Unique Features:

- The school site is bordered by residential neighborhood on all sides, and Watertrough Road to the South.

Needs Assessment Overview – Twin Hills Recommendations

The school went through a modernization in 2001 as well as miscellaneous modernizations in 2011, this means that most systems have not been touched or upgraded in more than 20 years. While there has been regular maintenance, modernization will need to occur to keep the buildings functioning at the desired level which has been established by the District. In 2015 we noted that many classrooms were in portables, most of which have dilapidated over time and have run the course of their lifespan. This statement is even more true today.

2011 Staff Surveys

The following recommendations were gleaned from the teacher and staff surveys that were distributed at each school in 2011.

- More small pull-out spaces, storage, etc. N/A
- More Meeting Rooms & Spaces - 0%

2025 Update

While some of these goals have been accomplished, most remain incomplete. The level of completion for each item has been noted as a percentage with short explanations:

- Storage and space issues mostly resolved due to classroom reconfiguration.

- New Staff Room that is teacher friendly with collaborative space adjacent – 0%
- New Library - 0%
- New state of the art Computer Lab - 0%
 - Moved but not state of the art.
- New science labs - 0%
- More black top areas for sports like basketball - 100%
 - New full court was completed.
- Place for student council to meet N/A
- Parent friendly place - 0%
- More parking – 0%
- Industrial Arts Room/Makers & Inventors Room:
 - Culinary arts - 50%
 - Green/recycling technology – 0%
 - Wood working – 0%
 - Computers/design technology – 50%
 - Mac Lab that does video production.
 - Fire/police/EMT technology – 0%
 - Solar/electric car technology – 0%
- Need 2-4 multi-functional classrooms that would have a kitchen and bathroom for parent volunteer space -0%
- More/updated technology in classrooms – 80%
 - Cat6 installed 10 years ago. 1 access point for each group of classrooms. The District is in the process of swapping out the existing access points for new Ubiquity access points. There is Sonic fiber internet at each school site.
 - State of the art recommendation: access point in each classroom. It's a good next step. This would require adding some cabling.
- Improved infrastructure: ie HVAC, Plumbing – 50%

- Bard units at portables are original and are due for replacement.
 - Sound insulation - 0%
 - Parking/pave east side access road - 0%
 - New finishes/need more natural light - 0%
 - Windows that open for better air circulation & ventilation – 0%
 - Flooring - 70%
- Admin. bldg. is newer, and HVAC is within normal life expectancy.
 - HVAC replacement, approximately 15 years ago for main classroom building.
 - Twin hills got new hardwired clocks connected to bell system, bell system mainframe is in room 12 server room.
 - Twin hills has a conference space.
 - Carpet has all been replaced within last 8 years.
 - Library has old linoleum.
 - Portables have new tile floors.
 - Gym Floor - Needs to be completely stripped and resealed.

Existing classroom casework is original, is now decades old and does not serve the current needs.

2011 Electrical Engineer’s Report

The following recommendations were included in the original master plan.

- Upgrade the existing Life-Safety Fire Alarm system to current standards. - 25%

2025 Update

While some of these goals have been accomplished, most remain incomplete. The level of completion for each item has been noted as a percentage with short explanations:

- The main fire alarm control panel has been upgraded, no other upgrades to the fire alarm system have been done.

- Replace existing fluorescent lighting fixtures with low energy fluorescent fixtures with T8 lamps and electronic ballasts. - 80%
- Replace all Category 3 and 5 data cables and jacks with Category 6 system - 100%
- Light fixtures have been upgraded to LED. Switching and motion sensors not completed.
- This work has been completed.

2011 Mechanical Engineer's Report

The following recommendations were included in the original master plan.

2025 Update

While some of these goals have been accomplished, The level of completion for each item has been noted as a percentage with short explanations:

Modular / Portable Classroom Buildings Rooms 20, 21

- The Classroom buildings use wall mounted Bard type heat pumps to provide heating and cooling. - 0%
- Most of the Bard type units are now more than 20 years old and should be replaced.

Classroom Buildings (rooms 15,16 22 &23)

- This building is heated with gas fired furnaces that are about five years old. – 0%
- All of the equipment is now more than 20 years old and past its useful life.

Library and Classroom Building (Rooms 2, 3, 5, 6, 7, 9, 8, 11, 12, 13, 14 + Teachers + Toilets)

- These units are original to the buildings and consist of gas fired furnaces concealed in cabinetry or as rooftop gas fired units. The units have exceeded their useful service lives.
- This equipment was replaced in the last ten years and will be serviceable for years to come.

Orchard View Charter School

School Site Information

Orchard View Charter School
700 Watertrough Road
Sebastopol, CA 95472

School Site Information:

- Grade Level: K through 12
- Original Construction Date: 2008
- Date of Last Modernization: none
- Total Building Area: 8,000 Sq Ft (All portables)
- Site Acreage: 9.5 (Including Apple Blossom)
- Enrollment (2023-2024): 228

School Site Unique Features:

- The school site is shared with Apple Blossom Elementary School, bordered by apple orchards and farmlands on all sides, and Watertrough Road on the East.

Needs Assessment Overview – Orchard View Recommendations

2011 Recommendation

The school site is entirely portable buildings, the most recent were installed in 2008. Although the District has gone to great lengths to keep the buildings maintained, they were never meant to be permanent buildings.

- Demolition of Portables - 0%
- New Courtyard - 75%
- Maintenance of existing portables – on going.
- Eventual replacement of portables with permanent structures – 0%

2025 Update

These buildings should be fully renovated to bring them back to a sustainable maintenance level or ideally replaced with new modular or site built classrooms. The level of completion for each item has been noted as a percentage with short explanations:

- Oldest are circa 1985, old portables still original.

- Speaker system/intercom system is problematic.
- Classrooms have Cat6, and access points shared between classrooms. This is adequate but could use an increase
- Water fountain needs to be turned back on. Water filler stations would be a welcome addition.
- Orchard View also needs properly configured alternative meeting /small instructional spaces.

2011 Electrical Engineer’s Report

The following recommendations were included in the original master plan.

- Replace Telephone. - 0%
- Replace existing fluorescent lighting fixtures with low energy fluorescent fixtures with T8 lamps and electronic ballasts. - 80%
- Replace all Category 3 and 5 data cables and jacks with Category 6 system. - 0%
- This work has not been completed.

2025 Update

While some of these goals have been accomplished, most remain incomplete. The level of completion for each item has been noted as a percentage with short explanations:

- The telephone has not been replaced.
- Light fixtures have been upgraded to LED. Switching and motion sensors not completed.

Cost Recommendations - Twin Hills School District

Master Plan 2025

Persinger Architects

CLIENT

Twin Hills School District
700 Watertrough Rd.
Sebastopol CA 95472

This version does not include significant work to portables !

BUILDING	BRONZE	SILVER	GOLD
Apple Blossom Site Work	\$312,825	\$667,560	\$1,067,560
Apple Blossom Building Exteriors	\$1,247,470	\$1,954,381	\$2,289,203
Apple Blossom Building Interiors	\$551,500	\$1,393,500	\$2,213,500
Twin Hills Site Work	\$165,525	\$602,150	\$1,017,150
Twin Hills Building Exteriors	\$784,790	\$1,511,701	\$1,846,523
Twin Hills Building Interiors	\$355,000	\$1,446,000	\$2,286,000
Orchard View Site Work	\$24,125	\$146,985	\$261,985
Orchard View Building Exteriors	\$154,000	\$422,206	\$574,617
Orchard View Building Interiors	\$49,500	\$147,780	\$311,620
Sub-Total	\$3,644,735	\$8,292,263	\$11,868,158
Soft Costs (25%)	\$911,184	\$2,073,066	\$2,967,039
Inflation (2 year @ 6.5%)	\$473,816	\$1,077,994	\$1,542,861
Risk management (10%)	\$364,474	\$829,226	\$1,186,816
Total	\$5,394,208	\$12,272,549	\$17,564,874

Cost Recommendations - Twin Hills School District

Master Plan 2025

Persinger Architects




CLIENT

Twin Hills School District
700 Watertrough Rd.
Sebastopol CA 95472

This version includes
replacement and or
modernization of portables !

BUILDING	BRONZE	SILVER	GOLD
Apple Blossom Site Work	\$312,825	\$667,560	\$1,067,560
Apple Blossom Building Exteriors	\$1,247,470	\$1,954,381	\$2,289,203
Apple Blossom Building Interiors	\$551,500	\$1,393,500	\$2,213,500
Twin Hills Site Work	\$165,525	\$602,150	\$1,017,150
Twin Hills Building Exteriors	\$784,790	\$1,511,701	\$1,846,523
Twin Hills Building Interiors	\$355,000	\$1,446,000	\$2,286,000
Orchard View Site Work	\$24,125	\$146,985	\$261,985
Orchard View Building Exteriors	\$154,000	\$422,206	\$574,617
Orchard View Building Interiors	\$49,500	\$147,780	\$311,620
Portables at Apple Blossom School (7)	\$122,500	\$2,730,000	\$5,950,000
Portables at Twin Hills (8)	\$140,000	\$3,120,000	\$6,800,000
Portables at Orchard View (9)	\$157,500	\$3,510,000	\$7,650,000
Sub-Total	\$4,064,735	\$17,652,263	\$32,268,158
Soft Costs (25%)	\$1,016,184	\$4,413,066	\$8,067,039
Inflation (2 year @ 6.5%)	\$528,416	\$2,294,794	\$4,194,861
Risk management (10%)	\$406,474	\$1,765,226	\$3,226,816
Total	\$6,015,808	\$26,125,349	\$47,756,874

Apple Blossom Elementary School - Site Work

	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	Silver	Gold	
SITE	Delineation of Main Entrance - Improve the Initial Experience of the Site	Entering experience is tired and unwelcoming.	New entry structure / welcoming plaza with signage to identify the main entrance to the campus			\$400,000	
	Entrance from Watertrough	Entrance to the school site off Watertrough is tired and unwelcoming.	New Signage, landscaping, paint and seal asphalt and curbs		\$45,750		
	Site Security	Existing fencing is inadequate to secure coming and going from campus.	(Bronze) New fencing - chain link, (Silver) new decorative fencing	\$50,290	\$100,580		
	Parking Lots	Asphalt needs immediate seal coating but ultimately needs to be repaved.	(Bronze) seal coat, (Silver) Grind and repave	\$26,735	\$76,705		
	Gathering Spaces	Shaded play and gathering spaces are limited.	Consider adding additional covered gathering spaces / outdoor classrooms		\$88,500		
	Security Cameras	Security Camera systems have been started.	Finish the security camera system	\$45,800			
	Underground Utilities	Underground utilities are old and failing	A long term program of underground utility replacement should be undertaken	\$190,000			
	Play Fields	Grass condition is clumpy and patchy	Replace bad sections of grass at play field & provide / replace irrigation.		\$43,200		
	SUMMARY				Bronze	\$312,825	
			Silver		\$667,560		
			Gold		\$1,067,560		

Apple Blossom Elementary School - Building Exteriors

DATA

Year of Construction 1950s- 1990s
 Area in Square Feet 26,000

Notes:
 Original buildings from the 1950s with various additions over the years

CSI#	ITEM	CONDITION	RECOMMENDATION	PHOTOS			
				Bronze	SILVER	GOLD	
07.3001.041	Roofing	Flooring is carpet in Roofing is composition shingles 20+ years old.	Replacement is recommended as roofing is past its life expectancy	\$494,000			
08.9010.021	Exterior Doors	Doors are in fair condition, but quite a few need replacement.	Replace selected doors	\$22,500			
08.9010.021	Exterior Door Hardware	Doors hardware is getting to the end of its useful life.	(Bronze) Limited ongoing replacement. (Silver) Finish replacement of door hardware, consider moving to keyless entry	\$15,670	\$49,500	\$120,000	
08.9106.181	Windows	Windows are single pane and not energy efficient.	Replace windows. (Bronze) Limited as needed. (Silver) All classrooms. (Gold) All windows	\$35,800	\$107,411	\$214,822	
09.1402.091	Siding	Is in need of patching at numerous locations.	Replace any dry rot sections & maintain regularly.	\$38,000			
09.500.000	Portable ramps	Portable ramps are rusting badly in some areas.	Replace any rusted sections and resurface.	\$6,500			
09.8002.191	Paint	Buildings should be painted every 10 years at minimum.	Paint all buildings.	\$260,000			
15.3401.041	HVAC	Rooftop mounted HVAC, Portables are wall mounted Bard units.	(Bronze) Replace units at or near their life expectancy. (Silver) Redesign problem areas.	\$375,000	\$550,000		


SUMMARY

Bronze \$1,247,470
Silver \$1,954,381
Gold \$2,289,203

Apple Blossom Elementary School - Building Interiors


CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	Silver	Gold	
08.9003.031	Interior Doors	Doors are in fair condition, with some hardware upgrades.	(Silver) Upgrade door hardware to ADA minimum. (Gold) selectively replace doors.	\$32,000	\$20,000		
08.9106.181	Interior Windows	Na					
09.1403.00	Wall Finishes	Wall finishes are in fair condition with some areas of damage.	Repair damaged areas & repaint	\$15,000			
09.5002.021	Ceilings	Ceilings are suspended tiles and in fair condition.	Relace stained and broken tiles ceiling tiles as needed and repaint.	\$10,000			
09.6001.121	Flooring	Carpet in classrooms is complete. Vinyl need repair/replacement	(Bronze) Replace vinyl, (Silver) refinish gym floor	\$39,500	\$99,000		
09.8003.151	Paint	Paint is in fair condition.	(Bronze) Touch up existing paint (silver) Repaint Walls & Ceilings	\$15,000	\$78,000		
15.000.000	Restrooms	Restrooms are tired and unattractive			\$145,000		
15.3401.041	HVAC Controls	Programmable thermostat controls the HVAC.	Maintain.		\$45,000		
16.5703.021	Power Systems	Power is adequate, but limited. Surface mounted outlets w/ surface mounted wiring.	(Bronze) Limited additions should be considered. (Gold) If wall finishes are replaced, outlets & wiring should be put in wall.	\$28,500		\$75,000	
16.6006.00	Lighting	Most lighting has been upgraded to LEDs in original fixtures.	(Bronze) Maintain as needed (Silver) Upgrade controls with dimmers and/or occupant sensors for efficiency	\$5,000	\$55,000		
16.7007.031	Fire Alarm Systems	Fire alarm components functioning but dated.	The Division of the State Architect will require the fire alarm to be updated to meet current code.	\$185,000			
16.7101.011	Low Voltage Systems	Stand alone clocks, no bell system, and existing phones are 30 plus years old	Update system	\$88,500			
16.7209.11	Teaching hardware	Varied levels of technology present. Mostly casting to large TVs.	Recommended gradual roll out of improved technology	\$35,000	\$95,000	\$205,000	

BUILDING A - INTERIOR

16.7209.11	Data Infrastructure	Data systems are adequate, typically one access point for 4 classrooms.	Increase to one access point per classroom.	\$65,000			
	Casework	Cabinets are original and in fair condition.	(Bronze) Ongoing limited repair. (Silver) Limited replacement. (Gold) Full replacement.	\$25,500	\$155,000	\$355,000	
	Furniture	Existing furniture is very old.	(Bronze) Test classroom of new furniture. (Silver) New classroom furniture. (Gold) All new furniture	\$7,500	\$125,000	\$185,000	

SUMMARY		Bronze	\$551,500			
		Silver		\$1,393,500		
		Gold			\$2,213,500	

Twin Hills Middle School - Site Work

	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	Silver	Gold	
SITE	Delineation of Main Entrance - Improve the Initial Experience of the Site	Entering experience is tired and unwelcoming.	New entry structure / welcoming plaza with signage to identify the main entrance to the campus			\$400,000	
	Site Security	Existing fencing is inadequate to secure coming and going from campus.	New fencing - chain link	\$50,290			
	Site Security	Existing fencing is inadequate to secure coming and going from campus.	New fencing - decorative		\$100,690		
	Parking Lots	Seal coat parking lots	Connecting parking along front of school/ recirculating parking	\$26,735			
	Gathering Spaces	Shaded play and gathering spaces are limited.	Consider adding welcoming exterior gathering spaces / outdoor classrooms	\$88,500	\$258,500		
	Water Fountains	There is a lack of water fountains on campus	Add additional water fountains throughout the campus (silver) (3) water fountains Gold (6) water fountains		\$7,500	\$15,000	
	Underground Utilities	Underground utilities are adequate	Underground utilities should be carefully monitored				
	Play Fields	Grass condition is clumpy and patchy	Replace bad sections of grass at play field & provide / replace irrigation.		\$43,200		
SUMMARY				Bronze	\$165,525		
				Silver		\$602,150	
				Gold		\$1,017,150	

Twin Hills Middle School - Building Exteriors

DATA

Year of Construction 1970s- 1990s
 Area in Square Feet 20,000

Notes:
 Original buildings from the 1970s with various additions over the years

CSI#	ITEM	CONDITION	RECOMMENDATION				PHOTOS
				Bronze	SILVER	GOLD	
07.3001.041	Roofing	Roofing is mostly metal with some low slope in the mechanical wells.	(Bronze) Replace low slope roofs. (Silver) paint metal roofs.	\$228,000	\$185,000		
08.9010.021	Exterior Doors	Doors are in fair condition, but quite a few need replacement.	Replace selected doors	\$22,500			
08.9010.021	Exterior Door Hardware	Doors hardware is getting to the end of its useful life.	Replace door hardware, consider moving to keyless entry system.		\$49,500	\$120,000	
08.9106.181	Windows	Windows are single pane and not energy efficient.	Replace windows with new accessible operable, dual pane insulated units. Classrooms only silver.		\$107,411	\$214,822	
09.1402.091	Siding	Is in need of patching at numerous locations.	Replace any dry rot sections & maintain regularly.	\$38,000			
09.500.000	Portable ramps	Portable ramps are rusting badly in some areas.	Replace any rusted sections and resurface.	\$6,500			
09.8002.191	Paint	Buildings should be painted every 10 years at minimum.	Paint all buildings.	\$260,000			
09.8002.191	Bleachers	Bleachers are original to the gym and in poor shape	Initially refurbish if feasible but replacement would be best.	\$24,790	\$135,780		
15.3401.041	HVAC	Rooftop mounted HVAC are still within life expectancy. Portables have old wall mounted Bard units	(Bronze) Replace Bard units. (Silver) Redesign problem areas and plan for future replacement of all units.	\$205,000	\$385,000		

SUMMARY

Bronze **\$784,790**

Silver **\$1,511,701**

Gold **\$1,846,523**

Twin Hills Middle School - Building Interiors





CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	Silver	Gold	
08.9003.031	Interior Doors	Doors are in fair condition, with some hardware upgrades.	(Silver) Upgrade door hardware to ADA minimum. (Gold) selectively replace doors.		\$32,000	\$20,000	
08.9106.181	Window coverings	Window shades are missing or don't work well	(Silver) new window coverings throughout		\$64,000		
09.1403.00	Wall Finishes	Wall finishes are in fair condition with some areas of damage.	Repair damaged areas & repaint	\$15,000			
09.5002.021	Ceilings	Ceilings are suspended tiles and in fair condition.	Relace stained and broken tiles ceiling tiles as needed and repaint.	\$11,000			
09.6001.121	Flooring	Carpet in classrooms is complete. Vinyl and gym floor need repair/replacement	(Silver) Replace vinyl and refinish gym floor		\$345,000		
09.8003.151	Paint	Paint is in fair condition.	(Bronze) Touch up existing paint (silver) Repaint Walls & Ceilings	\$5,000	\$60,000		
15.000.000	Restrooms	Restrooms are tired and unattractive			\$145,000.00		
15.3401.041	HVAC Controls	Programmable thermostat controls the HVAC.	Maintain.				
16.5703.021	Power Systems	Power is adequate, but limited. Surface mounted outlets w/ surface mounted wiring.	(Bronze) Limited additions. (Gold) If wall finishes are replaced, outlets & wiring should be put in wall.	\$28,500		\$75,000	
16.6006.00	Lighting	Most lighting has been upgraded to LEDs in original fixtures.	(Bronze) Maintain as needed (Silver) Upgrade controls with dimmers and/or occupant sensors.	\$5,000	\$55,000		
16.7007.031	Fire Alarm Systems	Fire alarm components functioning but dated.	The Division of the State Architect will require the fire alarm to be updated to meet current code.	\$155,000			
16.7101.011	Low Voltage Systems	Clock bell system was replaced recently.	Maintain	\$2,500			
16.7209.11	Data Infrastructure	Data systems are adequate, typically one access point for 4 classrooms.	Increase to one access point per classroom.	\$65,000			

BUILDING A - INTERIOR

	Casework	Cabinets are original and in fair condition.	(Bronze) Ongoing limited repair. (Silver) Limited replacement. (Gold) Full replacement.	\$25,500	\$155,000	\$355,000	
	Furniture	Existing furniture is very old.	(Bronze) Test classroom of new furniture. (Silver) New classroom furniture. (Gold) All new furniture	\$7,500	\$125,000	\$185,000	
	Teaching hardware	Varied levels of technology present. Mostly casting to large TVs.	Recommended gradual roll out of improved technology	\$35,000	\$95,000	\$205,000	

SUMMARY	Bronze	\$355,000	
	Silver	\$1,446,000	
	Gold	\$2,286,000	

Orchard View - Site Work

ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS	
			Bronze	Silver	Gold		
SITE	Delineation of Main Entrance - Improve the Initial Experience of the Site	Entering experience is tired and unwelcoming.	New entry structure / welcoming plaza with signage to identify the main entrance to the campus			\$110,000	
	Site Security	Existing fencing is inadequate to secure coming and going from campus.	New fencing - chain link	\$15,290			
	Site Security	Existing fencing is inadequate to secure coming and going from campus.	New fencing - decorative		\$25,000		
	Parking Lots and asphalt play areas	Parking lots and asphalt play areas show cracks.	Seal coat existing asphalt right away and plan to repave soon.	\$8,835	\$26,505		
	Gathering Spaces	Shaded play and gathering spaces are limited.	Consider adding additional covered gathering spaces / outdoor classrooms		\$48,500		
	Water Fountains	There is a lack of water fountains on campus	Add additional water fountains throughout the campus (silver) (1) water fountains Gold (2) water fountains		\$2,500	\$5,000	
	Underground Utilities	Underground utilities are adequate	Underground utilities should be carefully monitored				
	Play Fields	Grass condition is clumpy and patchy	Replace bad sections of grass at play field & provide / replace irrigation.		\$11,520		
SUMMARY			Bronze	\$24,125			
			Silver		\$146,985		
			Gold			\$261,985	

Orchard View School - Building Exteriors

DATA

Year of Construction 1990s - 2010
 Area in Square Feet 8,160

Notes:
 Original buildings from the 1990s with various additions over the years

CSI#	ITEM	CONDITION	RECOMMENDATION	PHOTOS			
				Bronze	SILVER	GOLD	
07.3001.041	Roofing	Roofing is low slope metal.	(Bronze) Patch (Silver) recover with single ply	\$12,000	\$85,000		
08.9010.021	Exterior Doors	Doors are in fair condition, but quite a few need replacement.	Replace selected doors	\$7,500			
08.9010.021	Exterior Door Hardware	Door hardware is getting to the end of its useful life.	Replace door hardware, consider moving to keyless entry system.		\$9,500	\$45,000	
08.9106.181	Windows	Windows are single pane and not energy efficient.	Replace windows with new accessible operable, dual pane insulated units. Classrooms only silver.		\$53,706	\$107,411	
09.1402.091	Siding	Is in need of patching at numerous locations.	Replace any dry rot sections & maintain regularly.	\$8,000			
09.500.000	Portable ramps	Portable ramps are rusting badly in some areas.	Replace any rusted sections and resurface.	\$6,500			
09.8002.191	Paint	Buildings should be painted every 10 years at minimum.	Paint all buildings.	\$60,000			
15.3401.041	HVAC	Portables are wall mounted Bard units.	(Bronze) Replace units at or near their life expectancy. (Silver) Redesign problem areas.	\$60,000	\$120,000		

SUMMARY

Bronze \$154,000
Silver \$422,206
Gold \$574,617

Orchard View School - Building Interiors

CSI#	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	Silver	Gold	
08.9003.031	Interior Doors	Doors are in fair condition, with some hardware upgrades.	(Silver) Upgrade door hardware. (Gold) selectively replace doors.		\$32,000	\$20,000	
08.9106.181	Interior Windows	Na					
09.1403.00	Wall Finishes	Wall finishes are in fair condition with some areas of damage.	Repair damaged areas & repaint	\$2,500			
09.5002.021	Ceilings	Ceilings are suspended tiles and in fair condition.	Relace stained and broken tiles ceiling tiles as needed and repaint.	\$2,000			
09.6001.121	Flooring	Flooring is carpet in classrooms & vinyl in restrooms, installation date is unknown.	(Silver) Replace carpet likely at the end of its life span. (Gold) All flooring replacement		\$36,000	\$93,840	
09.8003.151	Paint	Paint is in fair condition.	(Bronze) Touch up existing paint (silver) Repaint Walls & Ceilings	\$5,000	\$24,480		
15.3401.041	HVAC Controls	Programmable thermostat controls the HVAC.	Maintain.				
16.5703.021	ADA Accessibility	Some non-conforming situations exist.	Review and correct any non-conforming situations. (like wrapping sink drains)	\$2,500			
16.6006.00	Lighting	Most lighting has been upgraded to LEDs in original fixtures.	(Bronze) Maintain as needed (Silver) Upgrade controls with dimmers and/or occupant sensors.	\$1,000	\$5,000		
16.7007.031	Fire Alarm Systems	Fire alarm components functioning but dated.	The Division of the State Architect will require the fire alarm to be updated to meet current code.	\$15,000			
16.7101.011	Low Voltage Systems	Digital clocks are not tied to bell system and system overall is problematic.	Update system	\$16,500			
16.7209.11	Data Infrastructure	Data systems are adequate, typically one access point for 4 classrooms.	Increase to one access point per classroom.	\$5,000			
	Casework	Cabinets are original and in fair condition.	(Silver) Repair as needed and maintain. (Gold) New furniture and additional casework		\$800	\$15,000	

BUILDING A - INTERIOR

	Teaching hardware	Varied levels of technology present. Mostly casting to large TVs.	Recommended installing smart boards in each classroom w/ power and data			\$35,000	
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SUMMARY		Bronze	\$49,500				
		Silver		\$147,780			
		Gold				\$311,620	

Cost to renovate or replace a single portable classroom

	ITEM	CONDITION	RECOMMENDATION	COST			PHOTOS
				Bronze	Silver	Gold	
SITE	Portable Demolition	Portable buildings become a larger and larger ongoing maintenance problem.	In lieu of maintaining a portable building demolish it.	\$17,500			
	Portable Renovation	Existing portables can be renovated to eliminate the maintenance items	New roofing, exterior siding, HVAC units, doors, windows, and finishes. Set on permanent concrete foundations.		\$390,000		
	New Modulares	Existing portables can be removed and replaced with new permanent modulares	Modular buildings have the same permanent materials, but are made in a factory.			\$850,000	
SUMMARY			Bronze	\$17,500			
			Silver		\$390,000		
			Gold			\$850,000	

CAPITAL FUNDING SOURCES

Crucial to any Master Plan is identifying possible funding sources and matching them to the facilities needs. As a public school district there are several likely sources of funds.

A. Local General Obligation Bond:

Many school districts use general obligation bonds for long-term financing. These bonds, which must be approved by voters, allow districts to borrow money and repay it through property taxes. Because they are backed by the district's ability to tax, they are considered low risk for investors and provide schools with the lowest borrowing costs.

In California, there are two types of general obligation bonds based on property values (ad valorem):

1. **Proposition 46** (1986) – Requires a two-thirds majority vote to pass. Funds can be used for buying land, constructing new schools, or renovating existing buildings. However, they cannot be used for furniture, equipment, or maintenance costs.
2. **Proposition 39** (2000) – Requires a lower threshold of 55% voter approval to pass. Funds can be used for school construction, rehabilitation, and furnishing, as well as purchasing land for school facilities. However, Proposition 39 bonds come with additional requirements, including:
 - Listing specific projects that will be funded
 - Conducting annual performance and financial audits
 - Forming a citizen oversight committee to monitor spending
 - Capping the tax rate at \$30 per \$100,000 of assessed value for elementary and high school districts, and \$60 per \$100,000 for unified school districts

Before deciding which type of bond to pursue, school districts should consider these differences carefully.

Local bond elections can be held in even years either in the spring or the fall. Once a bond has been approved by the voters there is a process of selling the bonds which might take several months. Once a bond has been sold the district must spend those funds within 18 months.

B. [California's State School Facility Program](#)

California has been funding school construction and modernization projects through statewide general obligation bonds since 1948. Over the years, the program has evolved, and the current version, the School Facility Program (SFP), was established in 1998.

Under the SFP:

- New school construction requires school districts to cover 50% of the costs, with the state funding the other half.
- Modernization projects (such as upgrades and renovations) require districts to cover 40% of the costs, with the state funding the remaining 60%.

For districts that can't afford their required share despite making significant local efforts, the Financial Hardship Program provides additional state funding to cover their portion. Districts with bonding capacity of less than \$15 million can request that the state fully fund their project and therefore are not required to provide a match.

How State Funding Works:

Unlike local taxes, the state doesn't have a continuous funding source for school projects. Initially, the state put a general obligation bond measure on the ballot every two years. More recently, funding cycles have moved to every four years with larger funding amounts. However, funding is not guaranteed—one failed election left districts waiting up to three years for resources. By 2012, the state had used up its bond authority, meaning new applications were accepted but not processed. Instead, completed applications were placed on an "Acknowledged List," waiting for future funding approval.

California voters approved a bond measure to fund public education facilities in 2016 with the approval of [Proposition 51](#), which issued \$9 billion in bonds to fund improvement and construction of school facilities for K-12 schools and community colleges. It was approved by a margin of 55.18% to 44.82%.

California voters defeated a bond measure, [Proposition 13](#), to fund public education facilities in March 2020. It would have authorized \$15 billion in general obligation bonds for school and college facilities, including \$9 billion for preschool and K-12 schools, \$4 billion for universities, and \$2 billion for community colleges. Proposition 13 was the first statewide education-related bond issue that voters rejected since 1994. It was defeated, with 53.01% voting against the measure.

[California Proposition 2, the Public Education Facilities Bond Measure](#), was on the ballot in California on November 5, 2024. The ballot measure was approved.

[Proposition 2](#) issued \$10 billion in bonds, with \$8.5 billion dedicated to elementary and secondary educational facilities and \$1.5 billion for community college facilities.

[Proposition 2](#) made changes to the formula used to determine the amount each district was required to contribute to be eligible to receive state funding from the bond revenue.

The measure required the state government to cover between 50 and 55% of construction project costs and 60 to 65% of modernization project costs.

The Funding Process:

Securing state funding is a detailed and time-consuming process. Here's a basic outline:

1. Determine Eligibility – The district must analyze its current school capacity and project future student enrollment using state guidelines.
2. Advance the Project – If eligible, the district must fund its share of the costs to develop project plans, including securing approval from the Division of the State Architect (DSA) and the California Department of Education (CDE) for construction drawings.
3. State Approval – Once the project is approved by the State Allocation Board (SAB), the district receives its funding. However, once funds are awarded, the district cannot request additional state money for cost overruns, such as unforeseen construction expenses or legal issues.

Despite funding uncertainties, districts continue to plan and apply for state assistance, adapting to the challenges of securing resources for school facilities.

[Jack Schreder and Associates](#) has been reviewing the district's state eligibility. Their initial evaluation suggests that the district is eligible for \$8.6 million of state funding.

C. [Developer Fees](#)

In areas with significant new housing development, developer fees can be a significant source of revenue. Currently no large scale developments are planned within the school district boundaries and so there is no projected income from developer fees.

**TWIN HILLS UNION ELEMENTARY SCHOOL DISTRICT
2024/25 State Modernization Funding Estimate**

School Name	Current Estimated Eligibility*								Regular Grant	50 Year Old Grant	Project Assistance	Fire Detection	Small Size Project	3% ADA Compliance	State Share (60%)	District Share (40%)	Total Project Eligibility**	
	Regular Pupils				Pupils Generated From 50 Year Old Area													Total
	K-6	7-8	NS	S	K-6	7-8	NS	S										
Apple Blossom	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Orchard View	Pending OPSC follow up discussion								0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Twin Hills Middle	0	0	4	0	0	0	11	0	\$ 51,468	\$ 196,526	\$ 5,170	\$ 5,430	\$ 29,759	\$ 7,440	\$ 295,793	\$ 197,195	\$ 492,988	
Totals									15	\$ 51,468	\$ 196,526	\$ 5,170	\$ 5,430	\$ 29,759	\$ 7,440	\$ 295,793	\$ 197,195	\$ 492,988

School Name	May 22, 2022 for Portables*** 2nd Round of Estimated Eligibility								Regular Grant	50 Year Old Grant NA for 2nd Round	Project Assistance	Fire Detection	Small Size Project	3% ADA Compliance	State Share (60%)	District Share (40%)	Total Project Eligibility**	
	Regular Pupils				Pupils Generated From 50 Year Old Area													Total
	K-6	7-8	NS	S	K-6	7-8	NS	S										
Apple Blossom (5 portable classrooms)	101	0	6	0	0	0	0	0	107	\$ 686,636	\$ -	\$ 5,170	\$ 21,968	\$ 27,465	\$ 20,599	\$ 761,838	\$ 507,892	\$ 1,269,730

School Name	May 22, 2027 for Permanent Area 2nd Round of Estimated Eligibility								Regular Grant	50 Year Old Grant NA for 2nd Round	Project Assistance	Fire Detection	Small Size Project	3% ADA Compliance	State Share (60%)	District Share (40%)	Total Project Eligibility**	
	Regular Pupils				Pupils Generated From 50 Year Old Area													Total
	K-6	7-8	NS	S	K-6	7-8	NS	S										
Apple Blossom	324	0	20	0	0	0	0	0	344	\$ 2,212,356	\$ -	\$ 5,170	\$ 70,744	\$ -	\$ 66,371	\$ 2,354,641	\$ 1,569,760	\$ 3,924,401
Twin Hills Middle	0	231	0	0	0	0	0	0	231	\$ 1,474,011	\$ -	\$ 5,170	\$ 45,276	\$ -	\$ 44,220	\$ 1,568,677	\$ 1,045,785	\$ 2,614,462
Totals									575	\$ 3,686,367	\$ -	\$ 10,340	\$ 116,020	\$ -	\$ 110,591	\$ 3,923,318	\$ 2,615,545	\$ 6,538,863

School Name	August 22, 2032 for Portables*** 2nd Round of Estimated Eligibility								Regular Grant	50 Year Old Grant NA for 2nd Round	Project Assistance	Fire Detection	Small Size Project	3% ADA Compliance	State Share (60%)	District Share (40%)	Total Project Eligibility**	
	Regular Pupils				Pupils Generated From 50 Year Old Area													Total
	K-6	7-8	NS	S	K-6	7-8	NS	S										
Apple Blossom (6 portable classrooms)	96	0	0	0	0	0	0	0	96	\$ 579,264	\$ -	\$ 5,170	\$ 18,816	\$ 69,512	\$ 17,378	\$ 690,140	\$ 460,093	\$ 1,150,233
Twin Hills Middle (2 out of 4 portables remain)	0	7	0	0	0	0	0	0	7	\$ 44,667	\$ -	\$ 5,170	\$ 1,372	\$ 5,360	\$ 1,340	\$ 57,909	\$ 38,606	\$ 96,515
Totals									103	\$ 623,931	\$ -	\$ 10,340	\$ 20,188	\$ 74,872	\$ 18,718	\$ 748,049	\$ 498,699	\$ 1,246,748

School Name	August 22, 2037 for Permanent 2nd Round of Estimated Eligibility								Regular Grant	50 Year Old Grant NA for 2nd Round	Project Assistance	Fire Detection	Small Size Project	3% ADA Compliance	State Share (60%)	District Share (40%)	Total Project Eligibility**	
	Regular Pupils				Pupils Generated From 50 Year Old Area													Total
	K-6	7-8	NS	S	K-6	7-8	NS	S										
Twin Hills Middle	0	80	0	0	0	0	0	0	80	\$ 510,480	\$ -	\$ 5,170	\$ 15,680	\$ 61,258	\$ 15,314	\$ 607,902	\$ 405,268	\$ 1,013,171

**TWIN HILLS UNION ELEMENTARY SCHOOL DISTRICT
2024/25 State Modernization Funding Estimate**

*The estimated figures require the Office of Public School Construction (OPSC) review and approval of pending eligibility updates to be submitted to OPSC.

**Funding estimates do not include potential additional eligible augmentations. The estimates require the Office of Public School Construction review and approval of funding application documents.

***Portable classrooms used to generate eligibility are eligible for a 2nd round of modernization eligibility dependent on the status of the portables used to generate the eligibility. If eligible for a 2nd round, portables must be replaced and removed from any classroom use, unless the District is able to document that modernizing the portable a 2nd time is better use of public resources, per EC Section 17074.10(f).

School Name	Additional Eligibility Timelines
Apple Blossom	2nd round: 5/22/22***, 5/22/27 and 8/22/32***
Orchard View	Pending OPSC follow up conversation
Twin Hills Middle	2nd round: 5/22/22***, 5/22/27, 8/22/32***, and 8/22/2037

Grade Level	2025 Pupil Grant (Regular)	2025 Pupil Grant (50 yr)	2025 Fire Detection
K-6	\$ 6,034	\$ 8,383	\$ 196
7-8	\$ 6,381	\$ 8,866	\$ 196
9-12	\$ 8,356	\$ 11,606	\$ 196
Non-Severe	\$ 12,867	\$ 17,866	\$ 362
Severe	\$ 19,232	\$ 26,720	\$ 540

In order to submit an SAB 50-04 Application for Modernization Funding the following documents are required:

- DSA approved plans & specifications
- DSA plan approval letter
- DSA approved access compliance checklist, if applicable
- DSA approved fire life safety checklist, if applicable
- CDE final plan approval letter
- Career Technical Education Certification letter, JSA to provide
- SAB 50-04 Application for Funding, JSA to provide
- Detailed construction cost estimate
- Five-Year School Facilities Master Plan
- Approved school board resolution authorizing the submittal of funding applications, JSA to provide sample. Applicable until Prop 2 results are certified.



Survey Results Presentation for Twin Hills School District

by

Isom Advisors,
a Division of Urban Futures, Inc.

November 2025



Methodology



There are 4,608 registered voters in the District

Twin Hills School District

- ❖ The Twin Hills School District is currently assessing the feasibility of placing a general obligation bond measure on an upcoming ballot.
- ❖ A survey was conducted from Monday October 27th through Monday November 10th to assess support for the proposed bond measure.
- ❖ The survey tested voter attitudes regarding the District, projects, and tax tolerances for a possible school facilities improvement bond program.
- ❖ 106 households were contacted, which represents approximately 5% of District voters with a working phone number.

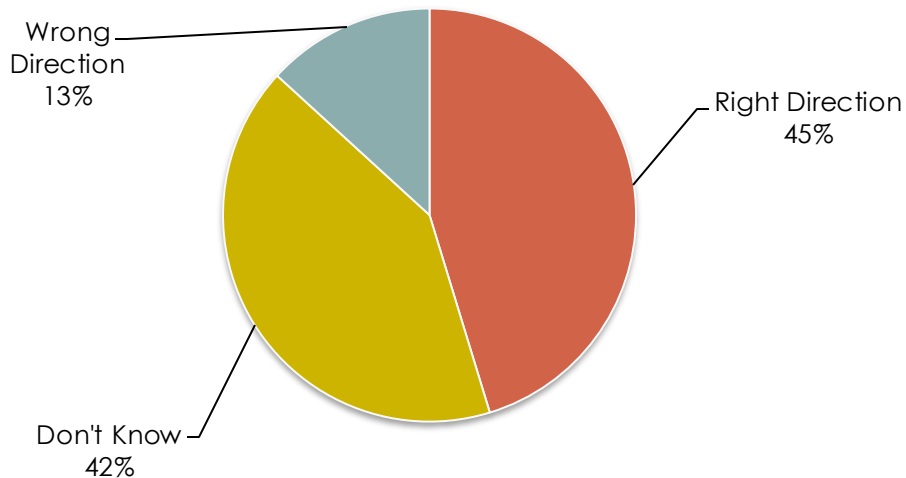
General Questions



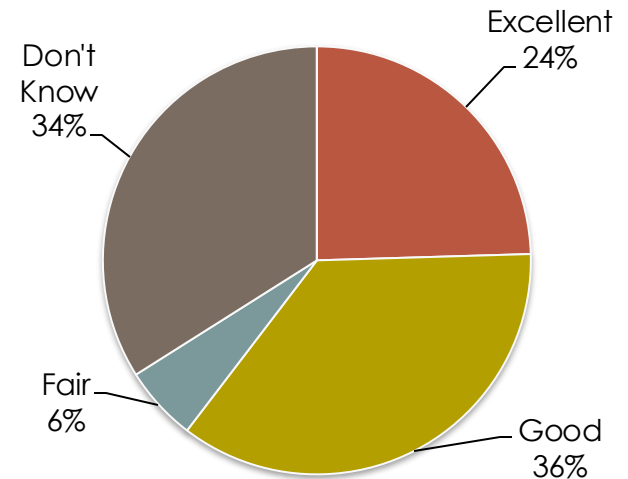
Majority of voters satisfied with the quality of education

Twin Hills School District

- ❖ Generally speaking, would you say education at the schools in your community is headed in the right direction or the wrong direction?



- ❖ From what you know or what you've heard, would you rate the quality of education provided by the Twin Hills School District as Excellent, Good, Fair, or Poor?



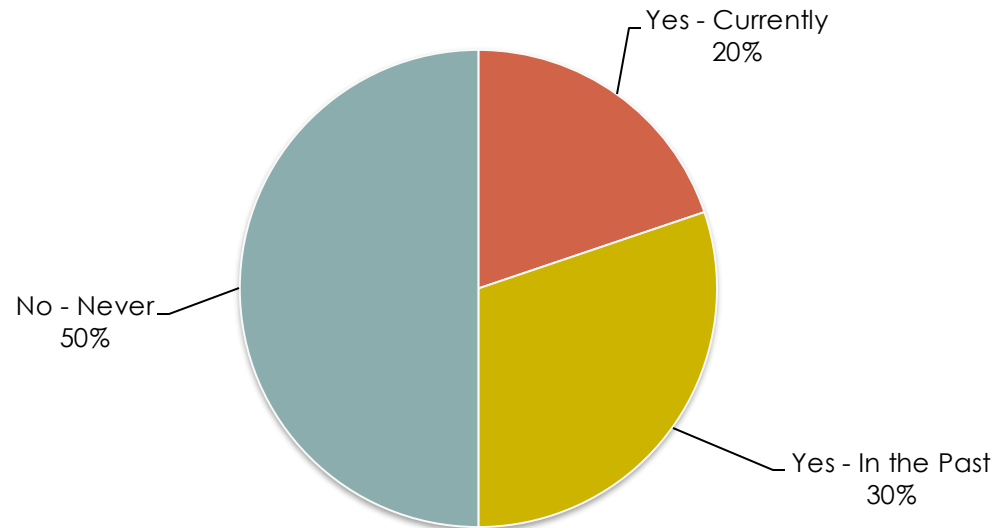
General Questions



Half of respondents had no ties to the District

Twin Hills School District

- ❖ Do you have any children or grandchildren who are now attending school in the Twin Hills School District?





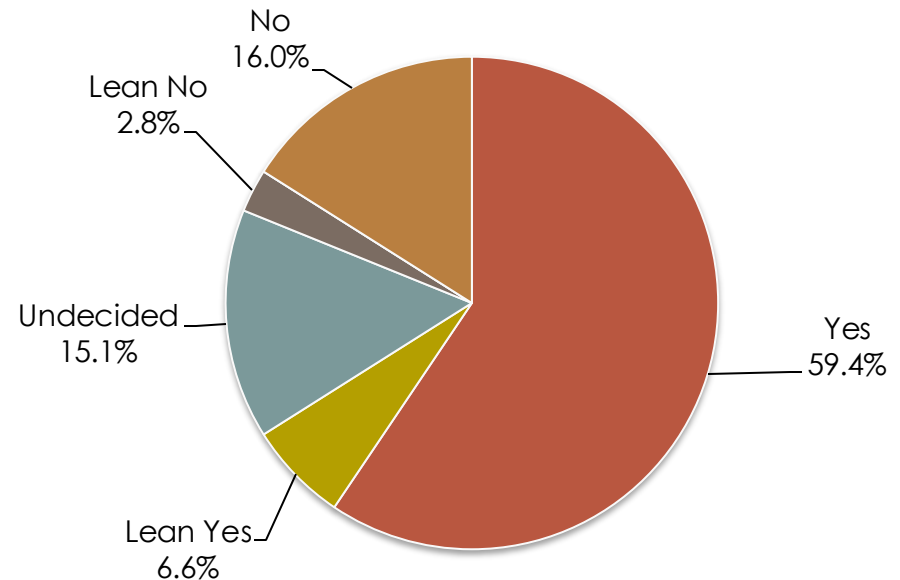
Ballot Measure

Support for measure is above the Prop. 39 55% threshold

Twin Hills School District

- ❖ At this time, the Twin Hills School District is looking to make classroom and school facility improvements and is considering placing a school improvement bond measure before voters in your community on an upcoming ballot. Let me read you the proposed measure:

"To improve the quality of education; modernize and renovate classrooms, restrooms and school facilities; and make health, safety and security improvements; shall Twin Hills Union School District's measure be adopted authorizing \$14,000,000 of bonds at legal interest rates, generating on average \$1,000,000 annually as long as bonds are outstanding at a rate of approximately 3 cents per \$100 assessed value, with annual audits, independent citizens' oversight committee, NO money for salaries and no money taken by the State?"



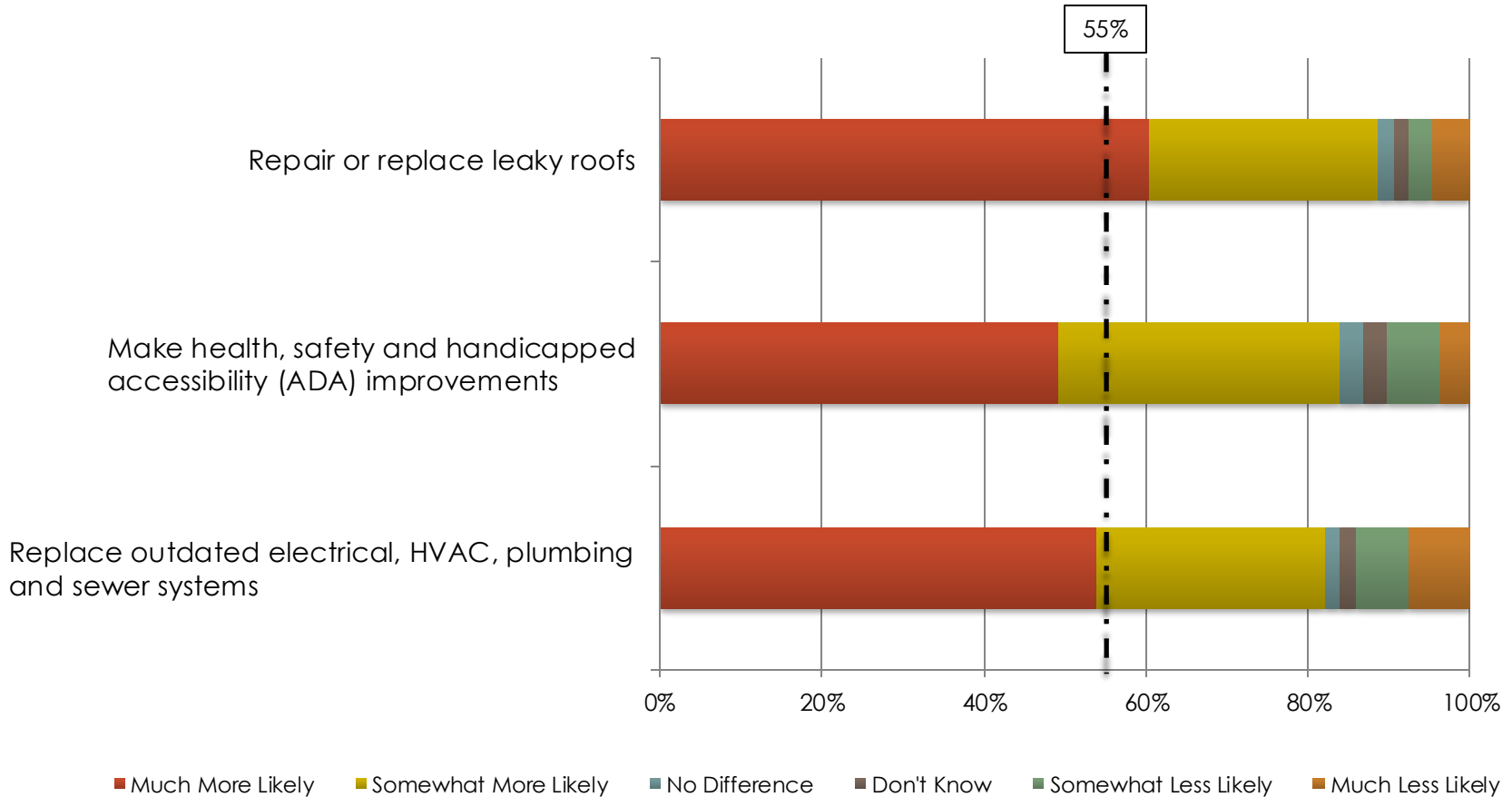
G.O. Bond Projects



All projects tested below received 80% support and above

Twin Hills School District

- ❖ For each project, please tell me whether it would make you More Likely or Less Likely to vote in favor of the measure if you knew funds would be used to:



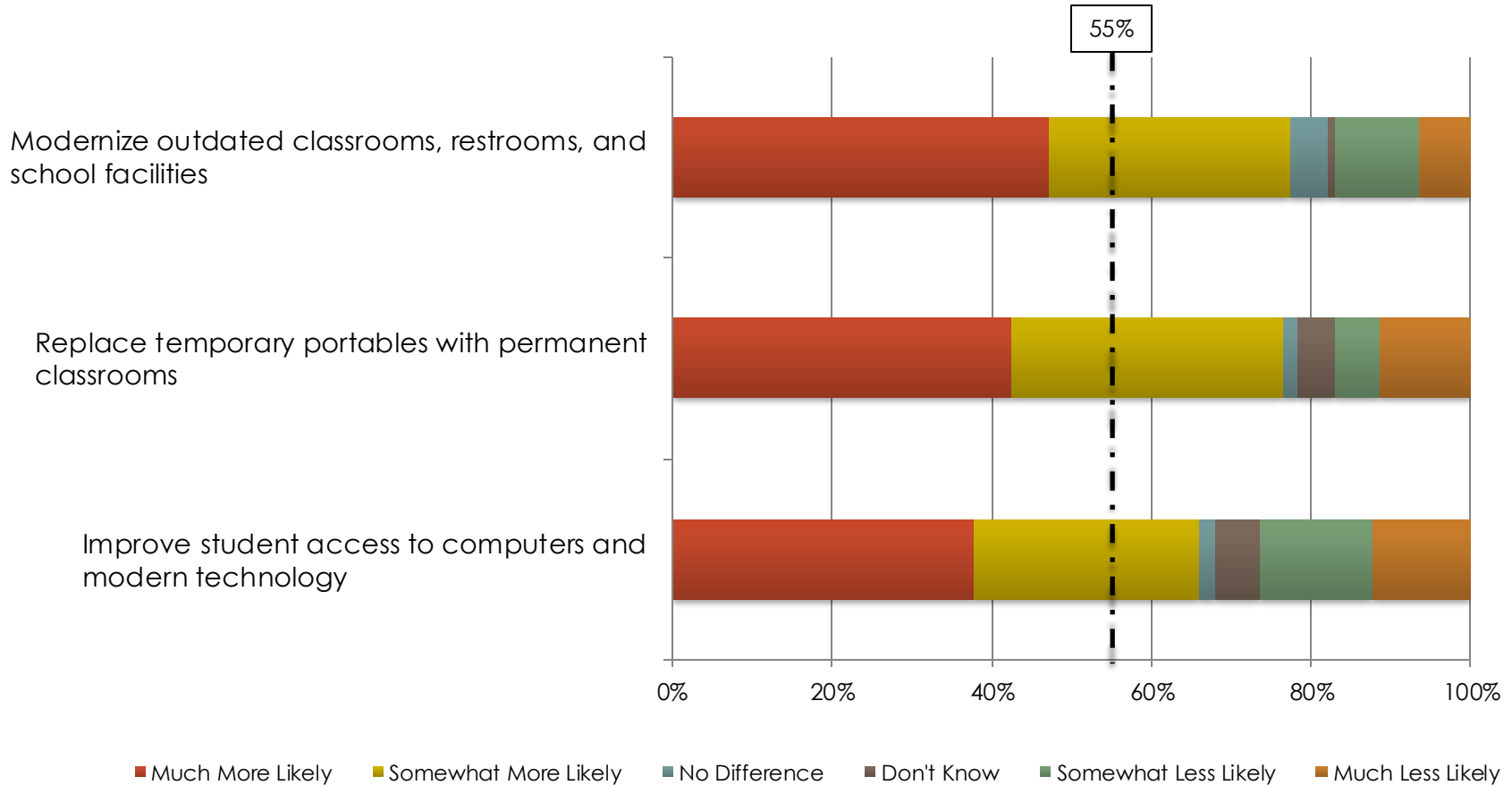
G.O. Bond Projects



All projects tested below received 65% support and above

Twin Hills School District

- ❖ For each project, please tell me whether it would make you More Likely or Less Likely to vote in favor of the measure if you knew funds would be used to:



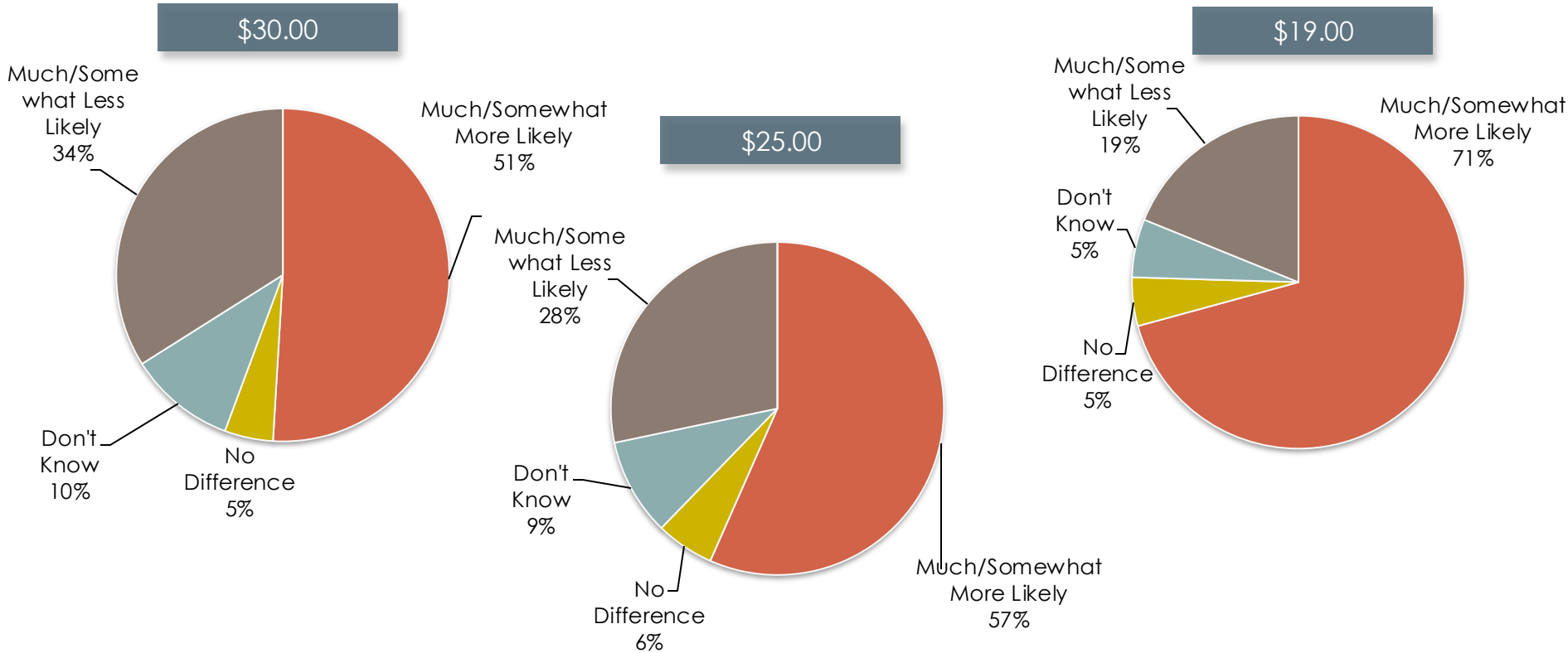
Tax Tolerances



Voters were sensitive to the highest tax rate tested

Twin Hills School District

- ❖ Please tell me whether it would make you More Likely or Less Likely to vote in favor of the measure if you knew...The proposed measure would cost property owners \$30/\$25/\$19 per \$100,000 of assessed valuation per year?



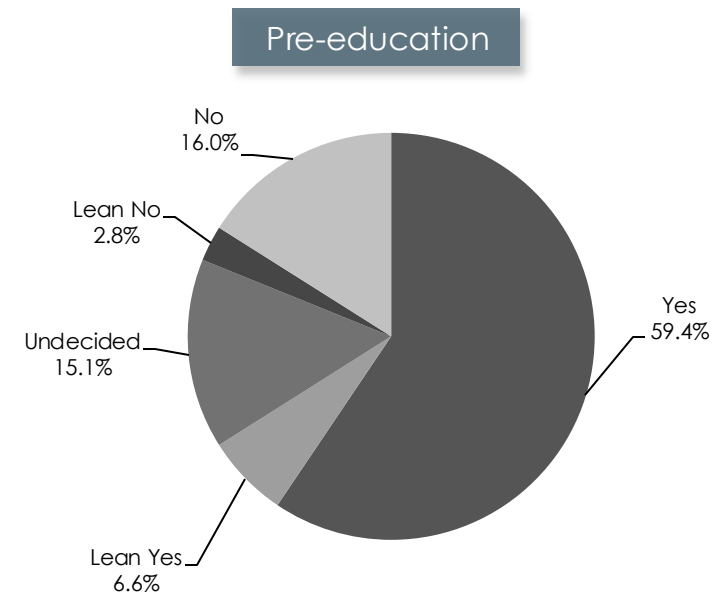
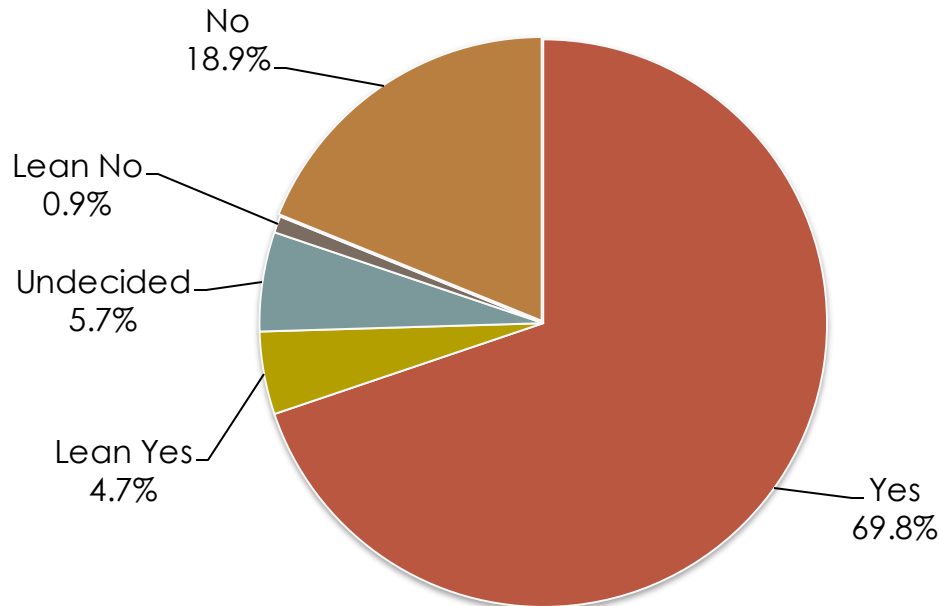
Ballot Measure



Support increased after voter education

Twin Hills School District

- ❖ Now that you have heard some more information regarding the proposed projects and cost, if the election were held today, would you vote YES in favor of the measure or would you vote NO to oppose the measure?



Conclusions and Recommendations

Conclusions and Recommendations



Majority of voters believe in more funding

Twin Hills School District

- ❖ Majority of voters believe the District provides an “Excellent” or “Good” education.
- ❖ Initial support for the measure was 59.4% Yes (6.6% Lean Yes), with 15.1% Undecided; after education support for the measure was 69.8% Yes (4.7% Lean Yes), with 5.7% Undecided.
- ❖ All projects tested received over 65%.
- ❖ There was some tax sensitivity to the \$30 tax rate, but support increased with lower rates.
- ❖ Support is above the 55% voter approval threshold; we recommend the District continue to reach out to and educate the community and plan on placing a bond measure on a 2026 ballot.