

FACILITIES MASTER PLAN

NORTH MONTEREY COUNTY UNIFIED

2025

K12 PARTNERS
A DIVISION OF URBAN FUTURES, INC.

ACKNOWLEDGMENTS









K12 Partners extends its sincere appreciation to the Board of Education, District administration, and staff of the North Monterey County Unified School District for their support, insight, and collaboration in preparing this Facilities Master Plan. The development of this document reflects the dedication of individuals across all levels of the District who share a common goal to provide students and families of North Monterey County Unified with learning environments that are safe, functional, and inspiring.

This plan represents the result of months of assessment, discussion, and planning. It incorporates valuable input from administrators, maintenance and operations staff, instructional personnel, and leadership teams whose perspectives on facility conditions and program needs helped shape its priorities.

K12 Partners also acknowledges the District's ongoing commitment to maintaining and improving its schools despite limited resources and evolving educational demands. The collaboration and dedication shown throughout this process stand as a testament to North Monterey County Unified's devotion to its students and community and form a strong foundation for continued progress.

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SECTION **01**

EXECUTIVE SUMMARY

FACILITIES MASTER PLAN

2025

INTRODUCTION

The Facilities Master Plan (FMP) provides both a short- and long-term vision for how North Monterey County Unified School District can enhance student success by strengthening the quality and functionality of its physical learning environments. It is not simply a collection of projects or a response to immediate needs. It is a proactive, thoughtful strategy to ensure school facilities remain aligned with the District's broader mission and evolving educational goals.

This plan reinforces the understanding that school buildings are more than infrastructure. They are essential tools for delivering high-quality education. Classrooms, common areas, and specialized learning spaces must be adaptable, equitable, and capable of supporting both current and future instructional practices. The FMP offers a lens through which the District can view its facilities, not just as they are, but as they could be, ensuring they continue to inspire learning, foster engagement, and meet the expectations of students, staff, and families.

The FMP also reflects the District's long-term commitment to creating safe, inclusive, and inspiring spaces for learning. As educational priorities evolve, facilities must remain responsive, not only to shifts in teaching and learning, but also to broader issues such as student wellness, access to support services, and the need for flexible environments that can accommodate various programs and activities throughout the school year.

In a time of limited resources and growing demands, the FMP serves as a guide for responsible stewardship. It helps District leaders make well-informed, transparent decisions about where and how to invest in facilities, balancing immediate priorities with long-term sustainability. By identifying opportunities to extend the usefulness of existing assets, modernize key systems, and improve campus functionality, the plan supports continuous improvement and provides a roadmap for building an adaptable, future-ready school system.

"Facilities form the foundation for success"



PROJECT APPROACH

The Facilities Master Plan (FMP) process begins by engaging key stakeholders including District administration and site representatives. Their input helps guide the planning team and ensures that the final plan reflects the evolving vision of North Monterey County Unified School District. Early and ongoing engagement provides critical insight into the District's instructional goals, facility challenges, and future aspirations, creating a strong foundation for a collaborative and transparent planning effort.

With this input in place, the process continues with a thorough District-wide analysis of each school site. This helps identify where facilities may no longer meet the functional, operational, or safety standards necessary to support modern learning environments. The assessment considers both the physical condition of buildings and how effectively current spaces serve educational programs. The team also evaluates future needs by considering the influence of emerging technologies, and instructional trends that may reshape space requirements in the years ahead.

Clear standards and guidelines are then developed, ranging from addressing critical maintenance and safety needs to identifying opportunities for modernization or future additions through new construction. These planning specifications are shaped by the combination of objective facility data and the collaborative input gathered from stakeholders.

Designed as a living document, the FMP guides long-term decision-making while allowing flexibility to adapt as needs evolve. The current plan focuses on a five-year planning window, with a recommendation that the document be reviewed and updated every five years to remain current and effective. Ultimately, the FMP equips the District with a strategic tool to invest wisely in its learning environments, ensuring that every facility contributes meaningfully to student success and educational excellence.

Facilities Master Plan Components

- Engage Key Stakeholders
- Define Goals & Objectives
- Review Standards & Guidelines
- Sites Condition Assessment
- Develop Scope of Work
- Establish Cost Estimates
- Review Funding Resources
- Define Priorities
- Implementation Plan

FINDINGS OVERVIEW



North Monterey County Unified School District operates a wide range of school facilities, many of which were constructed decades ago and now face the typical challenges associated with aging infrastructure and changing program needs. While recent investments in safety, such as upgraded video surveillance, bell/clock/intercom systems, and reliable fire alarm panels, have strengthened daily operations, site visits and staff discussions indicate that many core building systems and campus infrastructures are reaching the point where more significant reinvestment is required.

Across the District, one of the most consistent themes is the compounding effect of limited funding for major maintenance and modernization over time. This is a common challenge for many California districts. As buildings have aged, needed repairs to roofs, windows, mechanical systems, and utilities have accumulated. These conditions have gradually led to roof leaks, dry rot, finish deterioration, and reduced reliability of essential systems.

Indoor air quality emerged as a significant need during the assessment process. Many HVAC units across all school sites are either beyond their expected service life or were originally installed as heat-only systems without sufficient ventilation or cooling capacity. Teachers and staff consistently reported classrooms with poor air circulation, and similar issues were observed during walkthroughs. As the District transitions toward higher ventilation standards and improved energy efficiency, supported in part by the ongoing energy audit, upgrading HVAC systems will be an important component of improving classroom conditions and supporting student and staff well-being.

The District also relies heavily on portable classrooms, many of which have exceeded their intended lifespan. While portables have provided flexibility to meet enrollment and program demands over the years, their age now contributes to higher maintenance needs, reduced comfort, and recurring issues with roofing, siding, accessibility components, and indoor air quality. Their continued use places added pressure on multipurpose rooms, restrooms, parking lots, administrative areas, and utility systems that were never designed to support such a high number of relocatable buildings. As the District begins planning a long-term portable replacement strategy, transitioning to permanent or modular construction, it will be critical to evaluate the additional support spaces required. Future master planning should ensure that administrative areas, multipurpose rooms, restrooms, parking, and other campus support facilities are right-sized to serve the number of permanent classrooms envisioned in the long-range facilities plan.

Several campuses require site infrastructure upgrades, including stormwater drainage improvements, septic system repairs, potable water treatment, and updates to aging electrical systems. These underlying systems are critical to campus functionality, and addressing them will improve long-term reliability and reduce emergency repair needs.

Overall, the District would benefit from a phased, long-term Facilities Master Plan approach that prioritizes system reliability, indoor air quality, replacement of aging portables, accessibility, and modernization of learning environments. By strategically investing in these areas, the District can improve facility performance, reduce operational pressures, and support safe, functional, and equitable campuses for all students and staff.

COST ESTIMATE SUMMARY

The Master Plan vision and accompanying cost estimates are organized into two primary categories. The first represents the cost to preserve and maintain existing facilities and infrastructure, assuming that future funding will continue to rely primarily on limited State and local revenues, essentially maintaining what the District currently has. These projects should align with future local deferred maintenance planning efforts and State modernization funding opportunities as sites become eligible. However, some of the identified corrective actions may fall outside the District's limited funding parameters, requiring additional resources to be fully addressed.

The second category reflects a long-range planning vision, exploring opportunities that could be realized if the District were to secure additional funding through State grants or local bond measures. These projects focus on transforming campuses to meet modern educational standards through new construction or repurposing of existing facilities, while also addressing critical needs such as undersized core spaces, outdated program areas, and the replacement of aging portable classrooms. Collectively, these improvements envision a more cohesive, efficient, and future-ready learning environment, one that supports evolving instructional programs, enhances student safety and comfort, and provides facilities that reflect the District's long-term educational goals and community priorities.

A detailed itemized breakdown in each school site's individual assessment section will provide transparency and assist in prioritizing projects based on individual needs and requirements.

CATEGORY	DESCRIPTION	ESTIMATED COST
1. 5-Year Maintenance & Modernization Plan	Repairs, system replacements, accessibility upgrades, and modernization to sustain functionality of existing facilities & infrastructure.	**$88,414,989**
2. Long-Range Vision: Redesign or Build for Modern Standards	Major capital projects, including new construction or repurposing of existing facilities, to address outdated or undersized support spaces, aging portables or programmatic growth.	**$105,846,000**
Total Estimated Investment		**$194,260,989**



DISTRICT PRIORITY PROJECTS

Setting priorities within this Facilities Master Plan requires the District to make thoughtful choices about how and when to invest in its campuses. While every project identified in this document offers real value to students, staff, and the broader community, the District must operate within the limitations of available funding, timelines for State approvals, and construction windows that minimize disruption to instruction. Many large-scale improvements, such as HVAC system overhauls, roofing replacements, or major site upgrades, can only take place during extended breaks like summer, making scheduling a significant factor in determining feasibility.

It's also important to recognize that while this plan reflects the District's current understanding of facility needs, some projects are aspirational and dependent on future funding opportunities that may or may not materialize. At the same time, new needs will inevitably surface, whether from shifts in enrollment, changes in educational programming, or unexpected equipment failures that require urgent response.

Despite these challenges, the Facilities Master Plan serves as a critical guide for both long-term vision and short-term action. It helps ensure that when resources do become available, whether through local bonds, State matching funds, or other sources, the District is ready with a clearly defined set of priorities that support safe, modern, and effective learning environments across all schools.

DISTRICT-WIDE PRIORITIES

- **Upgrade and replace aging HVAC systems across all campuses,** addressing widespread issues with heating, cooling, and ventilation. Poor indoor air quality was consistently observed during site visits and frequently reported by teachers and staff, underscoring the need for modern, energy-efficient systems that ensure healthy learning environments.

- **Improve core site infrastructure**, including stormwater systems, drainage, septic and sewer components, water treatment needs, and aging electrical systems. Infrastructure deficiencies were found at nearly every campus and directly affect safety, daily operations, and long-term facility reliability.

- **Enhance campus safety and security** by improving perimeter fencing, establishing secure points of entry, upgrading gates, and addressing site visibility concerns. Several campuses have incomplete fencing or access points that require modification to maintain a secure campus environment.

- **Address maintenance and modernization needs in permanent buildings**, including replacement of aging roofs, windows, exterior doors and hardware, interior finishes, and failing mechanical systems. Underfunded long-term deferred maintenance has led to leaks, dry rot, electrical limitations, and deteriorated learning environments throughout the District.

- **Implement a district-wide portable replacement strategy,** prioritizing the transition from aging relocatable units to permanent or modular construction. Many portables have exceeded their functional lifespan and place added stress on restrooms, utilities, administrative spaces, and campus supervision.

- **Right-size multipurpose, dining, and support spaces** to better align with enrollment and program needs. Undersized multipurpose rooms, kitchens, and PE spaces limit efficiency, require multiple lunch periods, and constrain access to essential gathering and instructional spaces.

SITE-SPECIFIC PRIORITIES

The site-specific priorities outlined in this report were developed through a collaborative and highly informed process involving the K12 Partners assessment team, the District's Facilities and Maintenance & Operations staff, and school site administrators who understand the daily realities of their campuses. Each priority reflects the unique operational pressures, instructional goals, and facility conditions present at that campus, ensuring that recommendations are not based solely on technical assessments but are also shaped by the people who work in these environments every day.

Throughout the assessment process, site leaders provided valuable insight into program needs, safety concerns, building performance issues, and long-term aspirations for their school communities. These conversations, combined with field observations and detailed reviews of building systems, allowed the team to identify improvements that support both District-wide objectives and the individualized needs of each school. This collaborative approach helps ensure that the resulting priorities are not only practical and aligned with educational goals, but also sensitive to the lived experiences of staff, students, and families.

By incorporating both technical findings and campus-level feedback, the prioritized improvements create a balanced roadmap that supports operational reliability, enhances the learning environment, and prepares each site for future program growth. This inclusive planning framework reinforces the District's commitment to making thoughtful, needs-driven investments that strengthen facilities today while positioning them for long-term sustainability.

CASTROVILLE ELEMENTARY

- Upgrade HVAC, improve air quality
- Roofing and exterior maintenance
- New multipurpose building
- Replace aging window systems
- Modernize and expand staff restrooms
- Install secure main entrance



ECHO VALLEY ELEMENTARY

- Full perimeter security fencing and access control
- Water system and septic/leach field replacement
- Add HVAC upgrades, improve air quality
- Replace aging portables, especially E-wing
- Parking lot and drop-off improvements
- Discuss a rebuilt campus on lower fields



ELKHORN ELEMENTARY

- Water treatment plant
- HVAC upgrades, improve air quality
- Address parking
- New multipurpose building
- Replace portables with new classrooms & restrooms
- ADA path of travel improvements



SITE-SPECIFIC PRIORITIES

PRUNEDALE ELEMENTARY

- Upgrade HVAC, improve air quality
- Modernize permanent classroom buildings
- Access road and parking improvements
- New multipurpose building
- Replace portables with new classrooms & restrooms
- Perimeter fencing modifications



CENTRAL BAY HIGH

- Replace roofs
- Upgrade HVAC, improve air quality
- Replace flooring
- Full campus exterior paint



NORTH MONTEREY COUNTY MIDDLE

- Upgrade HVAC, improve air quality
- Gymnasium room
- Parking lot expansion
- Modernize original classroom buildings
- Restroom ADA upgrades
- PE improvements



NORTH MONTEREY COUNTY HIGH

- Add HVAC in classrooms, improve air quality
- Roofing of gymnasium and classroom wing 17-22
- Restroom ADA upgrades
- Replace portables with new classrooms & restrooms
- Remodel multipurpose room
- PE and athletic improvements



FIVE-YEAR ENROLLMENT PROJECTION

ENROLLMENT PROJECTION NORTH MONTEREY COUNTY UNIFIED	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Grades TK-3	1349.7	1349.7	1231.55	1236.59	1284.5	1271.88	1273.31	1260.58	1247.97	1235.49	1223.14
Grades 4-6	1017.2	1017.2	989.52	957.26	912.87	889.7	889.85	880.95	872.14	863.42	854.79
Grades 7-8	666.22	666.22	670.04	616.04	599.22	592.95	586.72	580.85	575.04	569.29	563.6
Grades 9-12	1306.7	1306.7	1375.82	1287.43	1241.35	1242.08	1195.92	1183.96	1172.12	1160.4	1148.8
TOTAL CURRENT YEAR ADA	**4339.82**	**4339.82**	**4266.93**	**4097.32**	**4037.94**	**3996.61**	**3945.8**	**3906.34**	**3867.28**	**3828.61**	**3790.32**

This chart was provided directly by the District and presents a comprehensive five-year enrollment projection. It includes historical enrollment data dating back to the 2019–20 school year, allowing for a clear understanding of recent trends and fluctuations. Building on this foundation, the chart also provides projected enrollment estimates through the 2029–30 school year. Together, the historical figures and forward-looking analysis offer valuable insight into the District's anticipated enrollment patterns and long-range planning considerations.

SECTION **02**

STANDARDS & GUIDELINES

FACILITIES MASTER PLAN

2025

PLANNING SPECIFICATIONS

In the development of the Facilities Master Plan (FMP), no site-specific educational specifications were created. Instead, standards and guidelines were established for the formulation of future project-specific goals and objectives. These guidelines offer a comprehensive District-wide description of the programs being developed by the District. By focusing on these standards and guidelines applicable across all sites, the District can ensure future consistency and alignment with its educational goals and objectives. This approach enables flexibility in accommodating the unique needs of individual schools and projects while maintaining a cohesive educational framework throughout the District.

The FMP is a living document and requires periodic updates to remain relevant and responsive to the ever-changing landscape of school facilities planning. Through stakeholder input, several key guiding principles have been outlined to provide decision-makers with a comprehensive long-term vision for the District. These principles include prioritizing adaptability and flexibility in facility design and addressing programmatic deficiencies.

In addition to meeting local District planning standards, when implementing future projects the District should take the necessary steps to meet the basic requirements outlined in Title 5 of the California Code of Regulations. These regulations are tailored to school facility construction and cover a wide range of aspects, including safe parking lot specifications, standard classroom dimensions, appropriate science labs, career technical education, and various auxiliary spaces such as libraries, multipurpose rooms, and administrative offices.



MAINTENANCE

Despite ongoing maintenance efforts, the District's aging infrastructure will continuously require significant upgrades and, in some instances, complete replacements to meet modern standards. Common areas of focus include replacement of roofing, HVAC, utilities, fire alarms, and other critical safety systems.

Additionally, areas of high use such as restrooms, classrooms and multipurpose facilities will eventually require comprehensive renovations, along with updates to the finishes on floors, walls and ceilings.

To effectively address these needs, the importance of establishing a robust deferred maintenance budget cannot be overstated. This budget will ensure that funds are available for necessary upgrades and replacements as they arise, preventing small issues from becoming major expenditures.

Furthermore, hiring the appropriate number of staff to manage and maintain facilities is critical. Well-trained personnel will ensure that the District's assets are kept in optimal condition and that maintenance issues are addressed promptly and efficiently.

It is suggested that the District allocate a minimum annual investment of **$2,712,902** to its Deferred Maintenance budget to address future maintenance projects. This recommended amount is considered essential for funding a proactive Deferred Maintenance program.





Maintain existing facilities by investing in a robust deferred maintenance program



HEALTH, SAFETY & SECURITY

Ensuring safe, healthy, and secure learning environments is a foundational priority for North Monterey County Unified School District. Across all campuses, recent upgrades to fire alarm systems, surveillance cameras, and bell/clock/intercom networks demonstrate a strong commitment to maintaining essential safety infrastructure and reliable emergency communication. As the District continues to modernize its facilities, these baseline systems should be preserved and expanded where appropriate to support consistent District-wide emergency response procedures.

Ongoing facility assessments highlighted the importance of improving indoor environmental quality, particularly ventilation and classroom air circulation. At multiple sites, staff and teachers reported concerns about poor indoor air quality, which was also observed during site visits. Many schools still rely on heat-only mechanical systems that cannot provide adequate ventilation or cooling, and several buildings lack the electrical capacity required to support modern, energy-efficient HVAC equipment. As the District updates and replaces aging mechanical systems, new HVAC installations should prioritize improved filtration, ventilation, and climate comfort to better support student and staff wellness.

The District should also continue to strengthen campus security by improving perimeter fencing, establishing clear and monitored points of entry, and upgrading site lighting and visibility around parking lots, walkways, and building entrances. These improvements support both day-to-day supervision and emergency preparedness by reducing unsecured access points and improving sightlines for staff and first responders. In addition, ADA path-of-travel upgrades, including hazard removal, ramp and rail improvements, and accessible restroom design, will enhance safety for all students, staff, and visitors, while maintaining compliance with current accessibility standards.

Finally, modernization efforts must continue to address the presence of hazardous building materials such as asbestos-containing materials and lead-based paint, which were identified in several older structures. While these materials do not pose an immediate risk when properly managed, planned renovations or system replacements provide an important opportunity to abate them safely and responsibly. Incorporating abatement into long-term modernization planning will help ensure that facilities meet contemporary health standards and reduce future liabilities for the District.

Promoting a safe, secure, and healthy environment for all





EARLY LEARNING PROGRAMS

With the continued expansion of Transitional Kindergarten (TK) and early learning programs across the District, North Monterey County Unified is increasingly challenged to provide classroom environments that meet the needs of its youngest learners. Several campuses, including Castroville Elementary, Echo Valley Elementary, Elkhorn Elementary, and Prunedale Elementary, currently have kindergarten or TK classrooms that do not meet Title 5 requirements, particularly where interior restrooms are lacking or room sizes fall below the minimum 1,350 square feet. In many cases, early learning programs are housed in aging permanent classrooms or long-serving portable buildings that were never designed for early childhood instruction, resulting in layouts, restrooms, and accessibility features that do not fully support TK and kindergarten learners.

Title 5 regulations require kindergarten classrooms to provide sufficient square footage, age-appropriate fixtures, and internal restrooms that support supervision and safety. Meeting these standards is essential for creating developmentally appropriate learning environments, and the District's recent assessments show the need for targeted investments, ranging from interior restroom additions to full classroom modernization, to bring early learning spaces into compliance. As the State continues to roll out expanded TK eligibility, the demand for properly designed early learning classrooms will continue to grow.

Enrollment growth and the expansion of student services in recent years have also contributed to the widespread use of portable classrooms for TK, Preschool, SDC Preschool, and early intervention programs. While portables have helped the District respond quickly to increased enrollment and new program requirements, many of these buildings have now exceeded their intended lifespan. Their deteriorated conditions, combined with the absence of Title 5–compliant restrooms and limited classroom space, create ongoing challenges for teachers and administrators. Furthermore, placing early learning programs in relocatable classrooms increases the load on adjacent permanent facilities such as restrooms, parking lots, administrative spaces, and utility systems, all of which were originally designed for smaller student populations and fewer program types.

As the District develops a long-range strategy for portable replacement, the District will need to ensure that future early learning classrooms are purpose-built and integrated thoughtfully into each campus's overall plan. This means designing supporting spaces, such as age-appropriate restrooms, play areas, administration and family engagement spaces, pick-up and drop-off circulation, and nearby parking, to function as an interconnected system rather than as add-ons to older facilities. Incorporating TK/K classroom design into the broader master plan will be essential to creating equitable, safe, and developmentally appropriate environments that meet both regulatory requirements and the instructional needs of the District's youngest learners.



Expanding TK programs highlights the need for upgrades to meet standards and support early learning success

GATHERING SPACES

A consistent finding across North Monterey County Unified School District is that many campuses lack gathering spaces appropriately scaled to their current enrollment and program needs. As schools expanded over time, often through the addition of relocatable portables, classroom capacity grew while core facilities such as multipurpose rooms, cafeterias, and indoor assembly spaces remained the same size or were never modernized. This imbalance has resulted in undersized multipurpose rooms that require multiple lunch periods, limit indoor dining capacity, and force PE, assemblies, and performance activities into spaces not originally designed to support them.

At several elementary campuses, multipurpose rooms are too small, leading to three or four lunch rotations each day and leaving little room for shared activities. At some sites, students rely on outdoor dining areas and shade structures that were added as temporary solutions but now function as permanent extensions of the cafeteria program. Kitchens and food service areas, particularly at the high school, which serves as the District's central kitchen, are strained by increasing meal production demands and limited workspace footprints. Multipurpose spaces also frequently serve overlapping functions, operating as dining halls, PE areas, after-school program hubs, or performance spaces, which further fragments scheduling and reduces flexibility for instructional and extracurricular activities.

The size and condition of gathering spaces have direct implications for health, safety, and equity. Limited indoor dining areas create overcrowding, increase noise levels, and push students outdoors during cold or poor-weather days. Undersized kitchens affect the efficiency and safety of food service operations, especially at high-volume campuses. In addition, schools with high numbers of early learners or special education programs face increased challenges when multipurpose spaces cannot support age-appropriate, accessible activities.

Addressing this long-standing imbalance will require district-wide guidelines that link classroom capacity, and future portable replacement, to proportional multipurpose and support space. Each school should have indoor dining and assembly areas appropriately sized for its enrollment, with kitchen facilities that safely and efficiently support meal production. Outdoor shade structures should supplement, rather than replace, indoor gathering space, and new or modernized multipurpose facilities should be planned as integral components of campus master plans. By aligning future classroom growth with the expansion or replacement of multipurpose spaces, the District can correct inequities created by decades of incremental development and ensure that every student has access to functional, safe, and comfortable gathering environments.



Multipurpose rooms serve as versatile hubs for education, extracurricular activities, and community engagement

STUDENT SERVICES

Providing adequate facilities for specialized student services is essential to meeting the diverse needs of students who benefit from additional supports, including special education, counseling, mental and behavioral health services, speech and language therapy, and academic intervention. These services require dedicated, accessible spaces that are intentionally designed to support both student success and staff effectiveness.

Support spaces should be thoughtfully planned to accommodate a variety of service models, including individual and small group sessions. These environments should be calm, welcoming, and conducive to focused interaction. Strategic placement on campus is important to reduce distractions while maintaining proximity to classrooms and staff support areas. Spaces should include secure storage for instructional materials and confidential records, and provide sufficient square footage to accommodate a range of student needs, including those who require mobility assistance or support personnel. Locating these services near administrative and instructional areas can further strengthen coordination among educators, specialists, and support staff.

As part of ongoing planning, the District should evaluate how specialized services are currently delivered and ensure that facility improvements address both immediate and future needs. Modernization and construction projects should include appropriately designed areas that reflect evolving service models, changes in staffing structures, and the growing demand for inclusive support strategies. Providing adequate space for these services ensures students can access critical resources in settings that support dignity, privacy, and meaningful engagement.

Investing in facilities for specialized services reinforces the District's commitment to equity, access, and student well-being. By creating environments that empower educators and support providers to deliver high-quality services, the District helps ensure that every student has the opportunity to reach their full potential in a supportive and inclusive educational setting.

Creating dedicated spaces for specialized student services is crucial to support the growing needs of students and promote their overall well-being.



SCIENCE LABS AND CLASSROOMS

Science and laboratory classrooms are central to promoting curiosity, innovation, and hands-on exploration across all grade levels. These spaces support a range of instructional approaches, from guided experimentation and data analysis to collaborative project-based learning. Across the District, conditions among science facilities vary, with some classrooms and labs no longer equipped to meet the functional, safety, or technological needs of modern science instruction. Outdated casework, insufficient utilities, and limited ventilation or electrical capacity often restrict flexibility and reduce opportunities for students to engage in meaningful, inquiry-based experiences.

To meet current standards and instructional expectations, science classrooms and laboratories should provide durable, adaptable environments that support both lecture and lab-based instruction. Core features include flexible casework and workstations, distributed sinks and utilities, and essential safety systems such as eyewash stations, fume hoods, emergency shut-off switches, and appropriate exhaust or filtration systems. Materials and finishes should emphasize durability, ease of maintenance, and safety, while providing an atmosphere that encourages exploration and collaboration. Lighting and acoustics should be designed to support a range of instructional formats, from focused individual work to large group demonstrations.

Accessibility and inclusivity must be fundamental design principles. Every student should have equitable access to lab experiences through ADA-compliant workstations, circulation routes, and fixtures. Adequate and secure storage for chemicals, lab materials, and equipment is also essential, along with clearly defined teacher preparation areas that promote efficiency and safety. Modernization efforts should also consider technology integration, such as digital data collection tools, simulation software, and interactive displays, to support evolving instructional methods and reinforce connections between scientific concepts and real-world applications.

Long-range planning should prioritize flexibility and adaptability. The design of new or renovated science spaces should anticipate changes in curriculum, class size, and emerging instructional technologies. Modular casework, movable furniture, and scalable infrastructure allow rooms to evolve alongside academic programs, reducing the need for costly future reconfigurations. Strategic modernization of existing labs can extend their useful life while providing students with safe, functional, and inspiring environments that reflect the District's commitment to academic excellence and 21st-century learning.



Science sparks curiosity, fuels discovery, and empowers students to explore the world through hands-on learning.

CAREER TECHNICAL EDUCATION

Career and technical learning environments are essential to preparing students for college, career, and lifelong success across a range of disciplines. These spaces support programs in applied arts, sciences, and technical trades, providing opportunities for hands-on learning that connect academic concepts to real-world skills. Whether focused on traditional trades, agricultural and environmental sciences, digital media, or emerging technologies, these facilities play a critical role in aligning education with evolving workforce needs.

The District should ensure that all specialized instructional environments meet modern industry and safety standards, offering safe, functional, and adaptable spaces designed to accommodate changing program demands. Facility upgrades may include enhanced electrical capacity, improved ventilation systems, updated instructional technology, ADA-compliant access, and targeted infrastructure or equipment repairs.

Instructional labs, shops, and classrooms should feature durable materials, ample space for safe operation, and layouts that support efficient workflow and collaboration. Key infrastructure needs include adequate power distribution, secure storage, flexible furnishings, and resilient work surfaces. Ventilation and exhaust systems must meet current safety standards, especially in areas involving heat, dust, or chemical processes.

Accessibility and safety remain central to design. Entrances, workstations, and restrooms must meet ADA standards, and emergency features such as shut-off switches, eyewash stations, fire suppression systems, and proper signage should be standard. Technology integration, such as digital modeling tools, interactive displays, or simulation software, should be incorporated to reflect the increasing influence of technology across all career pathways.

Long-range planning should anticipate future shifts in workforce trends and instructional delivery. As industries evolve through automation, sustainability, and artificial intelligence, these learning environments must remain flexible and adaptable. Renovations and new construction alike should support reconfiguration and interdisciplinary learning, ensuring that spaces continue to reflect best practices, safety, and instructional excellence for years to come.



CTE equips students with practical skills and experience to succeed in today's evolving, technology-driven workforce.

SECTION **03**

FUNDING ANALYSIS

FACILITIES MASTER PLAN

2025

FUNDING OVERVIEW

Securing the necessary funding for projects outlined in a Facilities Master Plan (FMP) is a significant hurdle for most districts. Large-scale infrastructure initiatives, such as the replacement of aging systems, the modernization of outdated facilities, or new construction projects, require substantial financial resources that districts typically cannot cover independently. As a result, many districts adopt a strategic and collaborative funding approach, utilizing a variety of financial resources to meet their needs.

The State School Facility Program (SFP) plays a pivotal role in providing financial support for many California school districts. However, the SFP is rarely sufficient to cover all the costs of a comprehensive master plan. Therefore, districts often turn to local funding sources to bridge the gap. These may include bond measures approved by local voters, developer fees, parcel taxes, and other district-specific revenue streams that can be allocated to facility improvements. In some cases, eligibility for State funding may also depend on a district's ability to demonstrate local financial commitment, making the passage of a bond or other funding mechanism a critical step in unlocking matching dollars.

This combination of State and local funding sources is essential for a district's ability to successfully implement its Facilities Master Plan. By pooling resources, districts can address critical infrastructure needs such as upgrading HVAC systems, repairing roofs, modernizing classrooms, and ensuring facilities are safe and accessible. The blended funding strategy also allows districts to prioritize projects that have the most immediate impact on student learning and well-being, while ensuring that long-term capital improvements are properly financed.

To maximize available funding, it is important that districts maintain updated eligibility applications with the Office of Public School Construction (OPSC), plan projects in alignment with funding cycles, and engage stakeholders early to build support for local bond initiatives. A thoughtful and proactive funding strategy, combined with a clear, needs-based Facilities Master Plan, positions districts to not only improve their campuses but also demonstrate responsible stewardship of public funds. This approach fosters transparency, builds public trust, and creates a sustainable path for reinvesting in school facilities well into the future.



Securing funding for school facilities requires districts to adopt a collaborative approach, combining State and local resources.

COMMON FUNDING RESOURCES

State Funding Options

State School Facility Program (SFP): Administered by the Office of Public School Construction (OPSC), the SFP provides matching funds for eligible new construction and modernization projects. Districts must meet specific eligibility requirements and submit approved applications to receive funding.

Financial Hardship Program: Districts that are unable to provide their local share of funding under the SFP may apply for financial hardship status through OPSC. If approved, the State may cover a larger portion, or even all, of the project costs.

Special Funding Grants: Competitive grant opportunities may be available for specific projects such as energy efficiency upgrades, career technical education facilities, or early learning classroom expansion. These sources are variable and often require timely applications.



Local Funding Options

Local General Obligation (GO) Bonds: Approved by local voters, GO bonds are one of the most significant sources of local funding for school facility improvements. Bond proceeds can be used for a wide range of capital projects, including classroom modernization, new construction, and campus safety upgrades.

Certificates of Participation (COPs): COPs are a form of lease-financing that allows school districts to raise funds for capital improvements without voter approval. The District essentially leases its own property to a third party and repays the loan over time, using General Fund revenues or other sources.

Parcel Taxes: Voter-approved parcel taxes can provide flexible revenue for capital or operational needs, depending on how they are structured. Though less common than bonds, they can support smaller-scale projects or supplement other funding streams.

Mello-Roos (Community Facilities Districts): Mello-Roos financing allows districts to form special tax districts with voter approval to generate funding for new schools and infrastructure in rapidly growing areas. Funds are typically used to support new construction and major capital investments.

Developer Fees (Level I, II): Collected from residential and commercial developers, these fees help districts address the impact of new housing and commercial growth on school enrollment. Developer fees are typically used for construction or expansion of facilities to accommodate growth.

Deferred Maintenance Funds: Although no longer funded as a stand-alone State program, many districts continue to track and allocate resources for deferred maintenance projects such as roofing, HVAC replacement, and plumbing repairs.

Note: The funding resources outlined represent a general sampling of common sources used to support school facilities improvements. While they reflect typical mechanisms available to many districts, not all may be applicable or available to this particular District based on its circumstances.

STATE MODERNIZATION ELIGIBILITY

The District qualifies for State Modernization funding through the School Facility Program (SFP), which provides financial assistance for upgrading aging school facilities. Modernization eligibility is based on the age of permanent buildings (typically 25 years) and portable classrooms (20 years), with funding calculated from eligible square footage and standardized State grant amounts.

With the passage of Proposition 2 in November 2024, the State introduced a new augmentation factor that increases modernization funding by up to 5% for districts with high unduplicated pupil percentages and low bonding capacity per student, both criteria that apply to North Monterey County Unified School District. This additional funding capacity strengthens the District's ability to address long-term facility needs across all campuses.

At present, **North Monterey County Middle School** has the highest level of modernization eligibility, estimated at approximately $7 million. The District should continue coordinating with its architect and State eligibility consultant to align eligible projects and begin preparing plans that position the District to access funding as it becomes available.

Several campuses are at different points in their eligibility timelines:
Castroville Elementary and **Prunedale Elementary** have some existing eligibility in 2025 but will generate additional modernization funding in 2028, when their next cycle of building eligibility begins. The District is working with its eligibility consultant to determine the most strategic timing for developing project plans on these campuses.

Echo Valley Elementary and **Elkhorn Elementary** currently qualify for limited modernization eligibility; however, full eligibility will occur in 2034, as buildings modernized in earlier State-funded projects age back into eligibility.

North Monterey County High School has largely exhausted its current modernization eligibility and will not generate additional eligibility until 2037.

In addition to modernization funding, the District may also qualify for supplemental State programs that can support broader facility improvement needs. These include the State's New Construction Program, Minimum Essential Facilities, Career Technical Education (CTE) grants, Early Learning/Transitional Kindergarten (TK) funding, and Facility Hardship grants, including seismic retrofit funding.

The District's eligibility consultant should continue to review and update eligibility annually, ensuring that the District can take advantage of all available State opportunities. Strategic use of modernization funding, combined with other State and local sources, will help offset project costs and support the District in delivering safe, modern, and functional learning environments for all students.

STATE MODERNIZATION ELIGIBILITY

CURRENT PROJECT TOTALS (2025) STATE MODERNIZATION ELIGIBILITY	2025	2026	2027	2028	2029	2030	2031	2032	ELIGIBILITY NOTES
Castroville Elementary	$1,105,941	$1,105,941	$1,105,941	$6,411,020	$6,411,020	$6,411,020	$6,411,020	$6,411,020	
Echo Valley Elementary	$1,094,049	$1,094,049	$1,094,049	$1,094,049	$1,094,049	$1,094,049	$1,094,049	$1,094,049	Eligible for additional eligibility in 2034
Elkhorn Elementary	$1,189,183	$1,189,183	$1,189,183	$1,189,183	$1,189,183	$1,189,183	$1,189,183	$1,189,183	Eligible for additional eligibility in 2034
Prunedale Elementary	$2,607,148	$2,607,148	$2,607,148	$6,881,162	$6,881,162	$6,881,162	$6,881,162	$6,881,162	
North Monterey County Middle	$7,039,167	$7,039,167	$7,039,167	$7,039,167	$7,039,167	$7,039,167	$7,039,167	$7,039,167	
North Monterey County High	$147,081	$147,081	$147,081	$147,081	$147,081	$147,081	$147,081	$147,081	Eligible for additional eligibility in 2034
Central Bay High (Continuation)	$375,874	$375,874	$375,874	$375,874	$375,874	$375,874	$375,874	$375,874	
Totals	**$13,558,443**	**$13,558,443**	**$13,558,443**	**$23,137,536**	**$23,137,536**	**$23,137,536**	**$23,137,536**	**$23,137,536**	

STATE MATCH (63%) STATE MODERNIZATION ELIGIBILITY	2025	2026	2027	2028	2029	2030	2031	2032	ELIGIBILITY NOTES
Castroville Elementary	$696,743	$696,743	$696,743	$4,038,943	$4,038,943	$4,038,943	$4,038,943	$4,038,943	
Echo Valley Elementary	$689,251	$689,251	$689,251	$689,251	$689,251	$689,251	$689,251	$689,251	Eligible for additional eligibility in 2034
Elkhorn Elementary	$749,186	$749,186	$749,186	$749,186	$749,186	$749,186	$749,186	$749,186	Eligible for additional eligibility in 2034
Prunedale Elementary	$1,642,503	$1,642,503	$1,642,503	$4,335,132	$4,335,132	$4,335,132	$4,335,132	$4,335,132	
North Monterey County Middle	$4,434,675	$4,434,675	$4,434,675	$4,434,675	$4,434,675	$4,434,675	$4,434,675	$4,434,675	
North Monterey County High	$92,661	$92,661	$92,661	$92,661	$92,661	$92,661	$92,661	$92,661	Eligible for additional eligibility in 2034
Central Bay High (Continuation)	$236,801	$236,801	$236,801	$236,801	$236,801	$236,801	$236,801	$236,801	
Totals	**$8,541,819**	**$8,541,819**	**$8,541,819**	**$14,576,647**	**$14,576,647**	**$14,576,647**	**$14,576,647**	**$14,576,647**	

LOCAL MATCH (37%) STATE MODERNIZATION ELIGIBILITY	2025	2026	2027	2028	2029	2030	2031	2032	ELIGIBILITY NOTES
Castroville Elementary	$409,198	$409,198	$409,198	$2,372,077	$2,372,077	$2,372,077	$2,372,077	$2,372,077	
Echo Valley Elementary	$404,798	$404,798	$404,798	$404,798	$404,798	$404,798	$404,798	$404,798	Eligible for additional eligibility in 2034
Elkhorn Elementary	$439,998	$439,998	$439,998	$439,998	$439,998	$439,998	$439,998	$439,998	Eligible for additional eligibility in 2034
Prunedale Elementary	$964,645	$964,645	$964,645	$2,546,030	$2,546,030	$2,546,030	$2,546,030	$2,546,030	
North Monterey County Middle	$2,604,492	$2,604,492	$2,604,492	$2,604,492	$2,604,492	$2,604,492	$2,604,492	$2,604,492	
North Monterey County High	$54,420	$54,420	$54,420	$54,420	$54,420	$54,420	$54,420	$54,420	Eligible for additional eligibility in 2034
Central Bay High (Continuation)	$139,073	$139,073	$139,073	$139,073	$139,073	$139,073	$139,073	$139,073	
Totals	**$5,016,624**	**$5,016,624**	**$5,016,624**	**$8,560,888**	**$8,560,888**	**$8,560,888**	**$8,560,888**	**$8,560,888**	

The State eligibility information above was provided by SchoolWorks, Inc.

SECTION **04**

DEFERRED MAINTENANCE

FACILITIES MASTER PLAN

2025

SUMMARY

A Deferred Maintenance Pacing Guide is intended to serve as an administrative budgeting and planning tool. School Districts should invest annually to fund the repair and maintenance of school facilities regardless of conditions. The annual replacement quantities and estimated costs assume school facilities are functional, have only normal wear and tear, and should reach normal life expectancy.

Projects in the Master Plan Assessment are intended to correct immediate deficiencies, modernize existing facilities to restore their useful life, or building new facilities to meet changing program requirements. Deferred Maintenance projects are intended to replace building components that have reached normal life expectancy but have not yet failed. Deferred Maintenance projects preserve the useful life of a facility but do not change how the facility is used or functions.

If current facility conditions are deficient and require immediate attention, it is possible for a specific scope of work to appear in both the Master Planning Assessment and in the Deferred Maintenance Pacing Guide. For example, a roof replacement may be required immediately to fix leaks and prevent property damage. However, even if fully replaced now, the new roof will eventually need to be replaced at normal life expectancy before another failure occurs.

The Deferred Maintenance Pacing Guide intentionally avoids making specific project recommendations. The local facility manager is best equipped to organize and sequence projects based upon their experience and knowledge of local facilities. Even if no Deferred Maintenance projects are planned for the current fiscal year, annual budget allocations should be put into reserve to fund future projects. Deferred Maintenance projects often require several years of budgeting and saving to make sure the school District is prepared to fund projects when needed.

A Deferred Maintenance Pacing Guide helps districts budget annually for facility repairs, ensuring schools remain functional and meet life expectancy.



SUMMARY

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

Routine Restricted Maintenance Account (RRMA) funds are used to repair or maintain existing building components. RRMA funds cover normal building maintenance activities, supplies and consumables, such as HVAC filters, light bulbs, paint, floor wax and repair parts. Most of these maintenance activities fall below public bid thresholds and do not require Division of State Architect (DSA) oversight. RRMA activities are best described as light maintenance to maintain the facility in good working order.

In contrast, Deferred Maintenance (DM) projects are intended to replace building components that have reached normal life expectancy but have not yet failed. Deferred Maintenance projects often replace entire building components, such as flooring, roofing or HVAC units. DM projects are usually big enough to require a public bid process and may require DSA oversight. DM projects preserve the useful life of a facility but do not change how the facility is used or functions.





ESTIMATED MAINTENANCE BUDGET

As per the recommendations outlined in the Deferred Maintenance pacing guide, it is suggested that the District allocate a minimum annual investment of **$2,712,902** per year to its deferred maintenance budget to address future maintenance projects across each program served by North Monterey County Unified School District. The annual budget is determined by either the square footage of a facility or system and the total cost per square foot for maintenance or replacement. For the unit count-based approach, the total number of units, such as HVAC units or portables, is counted, and a cost per unit is determined. The annual maintenance budget is calculated by multiplying the number of units by the cost per unit.

This recommended amount is considered essential for funding a proactive deferred maintenance program. Investing at this level ensures that the necessary resources are available to address ongoing maintenance needs, prevent further deterioration of facilities, and uphold a proactive approach to managing the upkeep of the school's infrastructure. By adhering to this guideline, the school can maintain a sustainable and effective deferred maintenance program that contributes to the long-term health and functionality of its facilities.



CASTROVILLE ELEM MAINTENANCE SYSTEM	SYSTEM CATEGORY DETAIL	LIFE EXPECTANCY YEARS	SCHOOL SITE QUANTITY	UNIT OF MEASURE	UNIT REPLACEMENT COST	ANNUAL REPLACEMENT QUANTITY	ANNUAL BUDGET ALLOCATION
Roofing	Permanent building roof	25	40,400	Sq Ft	$35.00	1,616.00	$56,560
Roofing	Relocatable classroom roof	20	11,500	Sq Ft	$28.00	575.00	$16,100
Flooring	Carpet, VCT, LVT	10	47,300	Sq Ft	$10.00	4,730.00	$47,300
Paving	Asphalt Paving (Seal Coat)	4	50,200	Sq Ft	$2.00	12,550.00	$25,100
Paving	Asphalt Paving (Repave)	25	50,200	Sq Ft	$15.00	2,008.00	$30,120
Paving	Concrete Flatwork	35	17,100	Sq Ft	$20.00	488.57	$9,771
Paint	Exterior paint	10	31,500	Sq Ft	$10.00	3,150.00	$31,500
Paint	Interior Paint	10	40	Classroom	$5,000.00	4.00	$20,000
HVAC	HVAC dual-pack rooftop	20	33	HVAC unit	$35,000.00	1.65	$57,750
HVAC	HVAC wall hung bard unit	15	10	HVAC unit	$25,000.00	0.67	$16,667
							$310,868

ESTIMATED MAINTENANCE BUDGET

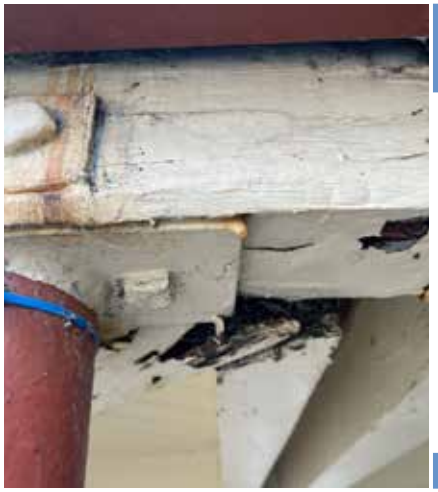


ECHO VALLEY ELEM MAINTENANCE SYSTEM	SYSTEM CATEGORY DETAIL	LIFE EXPECTANCY YEARS	SCHOOL SITE QUANTITY	UNIT OF MEASURE	UNIT REPLACEMENT COST	ANNUAL REPLACEMENT QUANTITY	ANNUAL BUDGET ALLOCATION
Roofing	Permanent building roof	25	34,800	Sq Ft	$35.00	1,392.00	$48,720
Roofing	Relocatable classroom roof	20	9,900	Sq Ft	$28.00	495.00	$13,860
Flooring	Carpet, VCT, LVT	10	40,600	Sq Ft	$10.00	4,060.00	$40,600
Paving	Asphalt Paving (Seal Coat)	4	90,100	Sq Ft	$2.00	22,525.00	$45,050
Paving	Asphalt Paving (Repave)	25	90,100	Sq Ft	$15.00	3,604.00	$54,060
Paving	Concrete Flatwork	35	8,600	Sq Ft	$20.00	245.71	$4,914
Paint	Exterior paint	10	26,900	Sq Ft	$10.00	2,690.00	$26,900
Paint	Interior Paint	10	30	Classroom	$5,000.00	3.00	$15,000
HVAC	HVAC dual-pack rooftop	20	24	HVAC unit	$35,000.00	1.20	$42,000
HVAC	HVAC wall hung bard unit	15	9	HVAC unit	$25,000.00	0.60	$15,000
							$306,104



ELKHORN ELEM MAINTENANCE SYSTEM	SYSTEM CATEGORY DETAIL	LIFE EXPECTANCY YEARS	SCHOOL SITE QUANTITY	UNIT OF MEASURE	UNIT REPLACEMENT COST	ANNUAL REPLACEMENT QUANTITY	ANNUAL BUDGET ALLOCATION
Roofing	Permanent building roof	25	30,100	Sq Ft	$35.00	1,204.00	$42,140
Roofing	Relocatable classroom roof	20	20,900	Sq Ft	$28.00	1,045.00	$29,260
Flooring	Carpet, VCT, LVT	10	44,800	Sq Ft	$10.00	4,480.00	$44,800
Paving	Asphalt Paving (Seal Coat)	4	70,900	Sq Ft	$2.00	17,725.00	$35,450
Paving	Asphalt Paving (Repave)	25	70,900	Sq Ft	$15.00	2,836.00	$42,540
Paving	Concrete Flatwork	35	9,600	Sq Ft	$20.00	274.29	$5,486
Paint	Exterior paint	10	29,800	Sq Ft	$10.00	2,980.00	$29,800
Paint	Interior Paint	10	36	Classroom	$5,000.00	3.60	$18,000
HVAC	HVAC dual-pack rooftop	20	21	HVAC unit	$35,000.00	1.05	$36,750
HVAC	HVAC wall hung bard unit	15	18	HVAC unit	$25,000.00	1.20	$30,000
							$314,226

ESTIMATED MAINTENANCE BUDGET



PRUNEDALE ELEM MAINTENANCE SYSTEM	SYSTEM CATEGORY DETAIL	LIFE EXPECTANCY YEARS	SCHOOL SITE QUANTITY	UNIT OF MEASURE	UNIT REPLACEMENT COST	ANNUAL REPLACEMENT QUANTITY	ANNUAL BUDGET ALLOCATION
Roofing	Permanent building roof	25	32,800	Sq Ft	$35.00	1,312.00	$45,920
Roofing	Relocatable classroom roof	20	20,900	Sq Ft	$28.00	1,045.00	$29,260
Flooring	Carpet, VCT, LVT	10	48,700	Sq Ft	$10.00	4,870.00	$48,700
Paving	Asphalt Paving (Seal Coat)	4	88,000	Sq Ft	$2.00	22,000.00	$44,000
Paving	Asphalt Paving (Repave)	25	88,000	Sq Ft	$15.00	3,520.00	$52,800
Paving	Concrete Flatwork	35	9,600	Sq Ft	$20.00	274.29	$5,486
Paint	Exterior paint	10	29,200	Sq Ft	$10.00	2,920.00	$29,200
Paint	Interior Paint	10	38	Classroom	$5,000.00	3.80	$19,000
HVAC	HVAC dual-pack rooftop	20	23	HVAC unit	$35,000.00	1.15	$40,250
HVAC	HVAC wall hung bard unit	15	19	HVAC unit	$25,000.00	1.27	$31,667
							$346,282



NMC MIDDLE MAINTENANCE SYSTEM	SYSTEM CATEGORY DETAIL	LIFE EXPECTANCY YEARS	SCHOOL SITE QUANTITY	UNIT OF MEASURE	UNIT REPLACEMENT COST	ANNUAL REPLACEMENT QUANTITY	ANNUAL BUDGET ALLOCATION
Roofing	Permanent building roof	25	49,700	Sq Ft	$35.00	1,988.00	$69,580
Roofing	Relocatable classroom roof	20	14,300	Sq Ft	$28.00	715.00	$20,020
Flooring	Carpet, VCT, LVT	10	49,400	Sq Ft	$10.00	4,940.00	$49,400
Paving	Asphalt Paving (Seal Coat)	4	72,600	Sq Ft	$2.00	18,150.00	$36,300
Paving	Asphalt Paving (Repave)	25	72,600	Sq Ft	$15.00	2,904.00	$43,560
Paving	Concrete Flatwork	35	11,500	Sq Ft	$20.00	328.57	$6,571
Paint	Exterior paint	10	36,200	Sq Ft	$10.00	3,620.00	$36,200
Paint	Interior Paint	10	38	Classroom	$5,000.00	3.80	$19,000
HVAC	HVAC dual-pack rooftop	20	29	HVAC unit	$35,000.00	1.45	$50,750
HVAC	HVAC wall hung bard unit	15	13	HVAC unit	$25,000.00	0.87	$21,667
							$353,048

ESTIMATED MAINTENANCE BUDGET

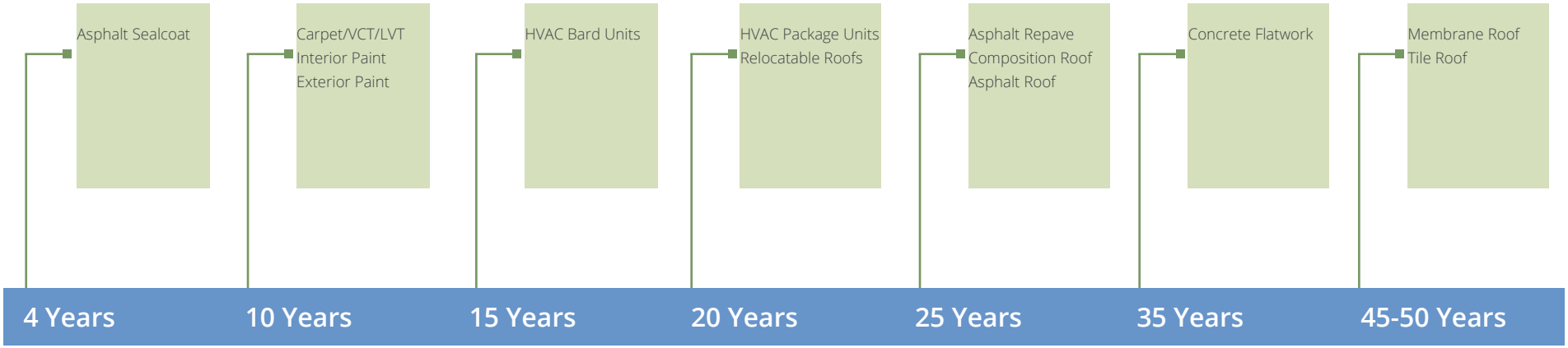


NMC HIGH MAINTENANCE SYSTEM	SYSTEM CATEGORY DETAIL	LIFE EXPECTANCY YEARS	SCHOOL SITE QUANTITY	UNIT OF MEASURE	UNIT REPLACEMENT COST	ANNUAL REPLACEMENT QUANTITY	ANNUAL BUDGET ALLOCATION
Roofing	Permanent building roof	25	146,300	Sq Ft	$35.00	5,852.00	$204,820
Roofing	Relocatable classroom roof	20	13,200	Sq Ft	$28.00	660.00	$18,480
Flooring	Carpet, VCT, LVT	10	121,000	Sq Ft	$10.00	12,100.00	$121,000
Paving	Asphalt Paving (Seal Coat)	4	334,000	Sq Ft	$2.00	83,500.00	$167,000
Paving	Asphalt Paving (Repave)	25	334,000	Sq Ft	$15.00	13,360.00	$200,400
Paving	Concrete Flatwork	35	59,800	Sq Ft	$20.00	1,708.57	$34,171
Paint	Exterior paint	10	112,000	Sq Ft	$10.00	11,200.00	$112,000
Paint	Interior Paint	10	64	Classroom	$5,000.00	6.40	$32,000
HVAC	HVAC dual-pack rooftop	20	58	HVAC unit	$35,000.00	2.90	$101,500
HVAC	HVAC wall hung bard unit	15	10	HVAC unit	$25,000.00	0.67	$16,667
							$1,008,038



CENTRAL BAY HIGH MAINTENANCE SYSTEM	SYSTEM CATEGORY DETAIL	LIFE EXPECTANCY YEARS	SCHOOL SITE QUANTITY	UNIT OF MEASURE	UNIT REPLACEMENT COST	ANNUAL REPLACEMENT QUANTITY	ANNUAL BUDGET ALLOCATION
Roofing	Permanent building roof	25	5,400	Sq Ft	$35.00	216.00	$7,560
Roofing	Relocatable classroom roof	20	4,400	Sq Ft	$28.00	220.00	$6,160
Flooring	Carpet, VCT, LVT	10	8,840	Sq Ft	$10.00	884.00	$8,840
Paving	Asphalt Paving (Seal Coat)	4	18,800	Sq Ft	$2.00	4,700.00	$9,400
Paving	Asphalt Paving (Repave)	25	18,800	Sq Ft	$15.00	752.00	$11,280
Paving	Concrete Flatwork	35	3,900	Sq Ft	$20.00	111.43	$2,229
Paint	Exterior paint	10	7,200	Sq Ft	$10.00	720.00	$7,200
Paint	Interior Paint	10	9	Classroom	$5,000.00	0.90	$4,500
HVAC	HVAC dual-pack rooftop	20	6	HVAC unit	$35,000.00	0.30	$10,500
HVAC	HVAC wall hung bard unit	15	4	HVAC unit	$25,000.00	0.27	$6,667
							$74,335

REPLACEMENT CYCLES



This chart illustrates the typical deferred maintenance and replacement cycles for major school facility systems over a 50-year period. Each bar represents the expected service life of the system, providing districts with a visual roadmap of when system components are likely to require attention. Roofing cycles vary more widely than other systems, with replacement needs depending heavily on the type of material installed, for example, a composition or asphalt roof may require replacement after approximately 25 years, while premium systems such as high-quality membranes or tile may last up to 40–50 years with proper care.

By aligning short-term recurring needs, such as painting, flooring, and asphalt sealcoating, with long-term capital investments like roof replacement, repaving, HVAC renewal, and concrete flatwork, this pacing guide helps districts plan more strategically. The goal is to give leaders a clear picture of upcoming obligations so they can prioritize projects, align budgets, and ensure facilities remain safe, functional, and cost-effective throughout their lifecycle.

ANNUAL MAINTENANCE SCHEDULE

This annual maintenance schedule is presented as a guideline and suggestion to support the long-term performance, safety, and usability of the District's facilities. It is not intended as a rigid requirement, but rather as a framework that can be adapted to local priorities, staffing levels, and available resources. By following a predictable cycle of inspections, servicing, and targeted replacements, districts can reduce the accumulation of deferred maintenance and lessen the risk of unexpected, disruptive system failures. The intent is to provide a structured, proactive approach that shifts the focus away from reactive, crisis-driven repairs and toward routine care grounded in established asset management best practices.

Each task in this schedule has been chosen to reflect the basic operational needs of K–12 campuses, balancing practicality with long-term stewardship. The recommendations address a wide range of facility elements, from roofs and HVAC units to flooring, paint, and site infrastructure, that directly impact the day-to-day functioning of school sites. Suggested activities include not only visual inspections, but also functional testing, calibration, cleaning, lubrication, and the replacement of consumable components to maintain systems in peak operating condition.

Ultimately, this schedule should be viewed as a starting point for organizing and pacing maintenance work. It highlights the value of consistency and planning, while leaving flexibility for districts to adapt the recommendations to their unique conditions and resources. By following a regular cycle of care, even if adjusted in scale or timing, districts can extend the useful life of their facilities, reduce costly emergency repairs, and provide students and staff with safe, reliable, and well-maintained learning environments.



Roofing (Permanent & Relocatable)

- Inspect for leaks, water damage, ponding & flashing separation
- Reseal minor penetrations & inspect parapet walls
- Clear debris from gutters and drains
- Document any active or historical leaks



HVAC Systems

- Replace all air filters across campus
- Clean condenser & evaporator coils
- Inspect belts, motors, & electrical connections
- Calibrate thermostats & verify control systems
- Clean & clear all condensate lines & pans



PLUMBING SYSTEMS

- Inspect water heaters, pressure regulators & backflow devices
- Flush hot water tanks to remove sediment buildup
- Check faucets, toilets & drinking fountains for leaks or corrosion
- Inspect & service grease traps in kitchen facilities

ANNUAL MAINTENANCE SCHEDULE



Electrical Systems

- Perform visual inspection of all electrical panels
- Test GFCI outlets & emergency circuits
- Verify proper operation of interior & exterior lighting
- Replace aging lamps & ballasts



Fire, Life & Safety Systems

- Test fire alarm system (panels, strobes, horns, pull stations)
- Inspect & recharge all fire extinguishers per code
- Test exit signs & emergency lighting backup batteries
- Conduct sprinkler system inspection as required by code
- Ensure intercoms, clocks & PA systems are functional



Building Interiors

- Evaluate flooring for wear or trip hazards
- Replace damaged ceiling tiles & deteriorated wall finishes
- Inspect windows, doors, & hardware
- Ensure classroom fixtures, shelving, & cabinetry are secure
- Assess condition of interior surface such as flooring, paint, etc.

Site and Exteriors

- Re-stripe parking lots and repair asphalt cracks
- Inspect sidewalks, ramps & railings for ADA compliance
- Test exterior lighting & security fixtures
- Perform general landscaping cleanup & drainage review
- Evaluate sports fields, bleachers, & court surfaces for wear and safety
- Inspect playground equipment for safety compliance
- Evaluate drainage systems & repair any erosion



SECTION **05**

NEEDS ASSESSMENT

FACILITIES MASTER PLAN

2025

ASSESSMENT PROCESS

The assessment process begins with a collaborative discussion to identify both short-term needs and long-term priorities for the District. This initial dialogue includes input from District leadership, instructional staff, and facilities and operations personnel to ensure the master plan is aligned with instructional objectives, equity goals, enrollment trends, and future readiness. These discussions are essential to establish a shared understanding of the District's vision and to identify critical focus areas that require immediate attention versus those that can be addressed over time.

Simultaneously, detailed site-level assessments are conducted across all school campuses and support facilities. These assessments are carried out through on-site walkthroughs and structured interviews with school principals, facilities staff, and maintenance teams. Their day-to-day operational knowledge is critical in evaluating the physical condition of buildings, the adequacy of learning and support spaces, and the functionality of key systems such as HVAC, electrical, plumbing, and technology infrastructure. The evaluation also includes a review of ADA accessibility, safety and security features, and capacity to support specialized programs, such as early childhood education, special services, and career technical education at the secondary grade levels.

This integrated approach ensures that each school's specific needs are accurately captured and that no assumptions are made without input from those who manage and utilize the facilities daily. Furthermore, the assessment examines how well existing spaces support instructional delivery, including classroom design, collaborative learning areas, and access to technology. It also looks at support services like counseling, food service, and administrative spaces to determine whether they are adequately sized and located.

By combining strategic District-wide goals with the practical realities observed on each campus, the assessment process delivers a data-informed foundation for long-term planning. The result is a Facilities Master Plan that balances vision with feasibility, enabling the District to prioritize investments that will improve equity, functionality, and overall student success.



ASSESSMENT CATEGORIES

Projects often fall into one of several categories: Health, Safety and Security; Major Building Modernization; Basic Building Modernization; Site Improvements; New Construction & Long-Range Plans; and Deferred Maintenance Projects. When creating a successful facilities improvement program, it's important to annually review the scope of work along with current and future funding options.

While often interchangeable, most Health, Safety and Security, Building Modernization and Site Improvements are funded partially by the State Modernization Program, local developer fees, local bonds, deferred maintenance or other capital facility funds. Future Construction is often large-scale master planned projects that will require significant capital and are generally funded by local bonds or the State New Construction Program.

With local knowledge and input from key stakeholders, the document lays out a plan that categorizes projects into one of the assessment categories. Certain projects may overlap depending on scope of work or funding resources.





Health, Safety, & Security

Security Alarm, Fire Alarm, Bell & Intercom, Hazardous Materials Abatement, Surveillance Cameras, Fencing, ADA Compliance, Critical Path of Travel, Drinking Fountains, Doors, Locks & Hardware.

Major Building Modernization

HVAC, Roofing, Window Replacement, Restrooms Refresh, Interior Reconfiguration.

Basic Building Modernization

Exterior Paint, Interior Paint, Flooring, Lighting Upgrades, Casework & Cabinets, Low Voltage, Exterior Repairs, Rain Gutters.

Site Infrastructure

Utilities, Technology, Landscaping & Irrigation, Signage & Marquees, Concrete & Asphalt Repair, Flatwork, Playground Equipment, Shade Structures, Parking & Traffic Flow.

New Construction & Long-Range Projects

Future new additions such as New Classrooms, Portable Replacement, New Support Facilities, Athletic Facilities, Multipurpose Buildings and Performing Arts.

Deferred Maintenance

These facilities should be part of the District's deferred maintenance schedule.

COST ESTIMATES METHODOLOGY

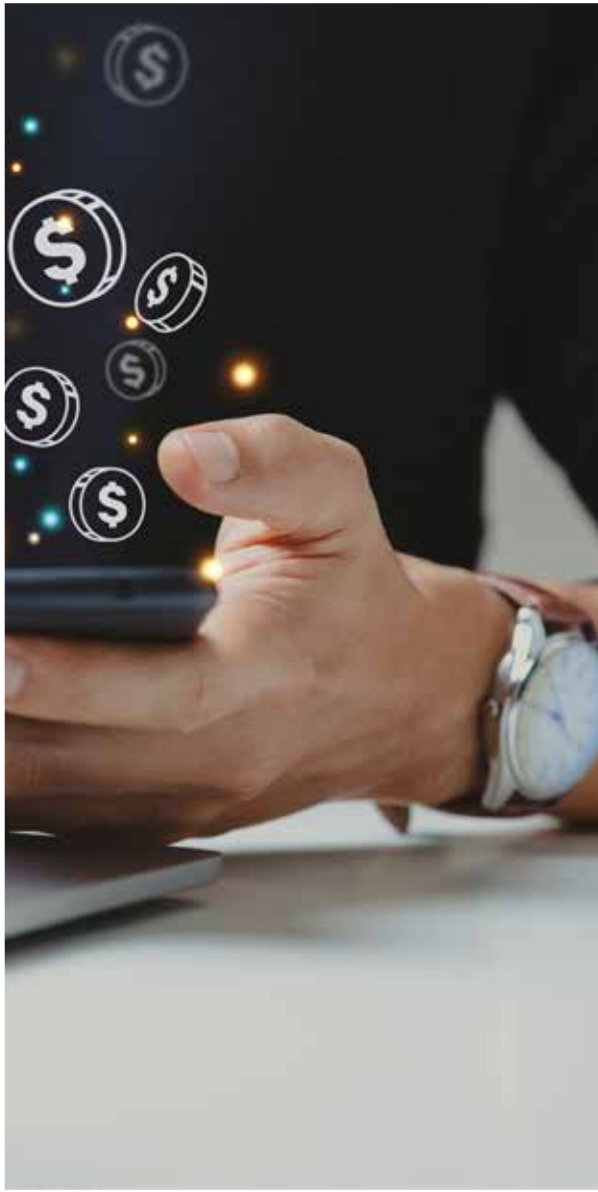
All cost estimates provided in this report are intended solely for preliminary budgeting purposes. They serve to define initial planning parameters, prioritize projects, and guide early decision-making. These estimates are not direct bid quotes and should not be interpreted as final project costs. Actual construction costs may vary depending on market conditions, site-specific requirements, material and labor availability, and unforeseen conditions that arise during design or construction.

Our approach to cost estimating begins with the Saylor's Construction Cost Estimating Guide, a system endorsed by the State of California and the Office of Public School Construction (OPSC) for its use in developing standardized cost guidelines. This ensures our estimates align with State expectations and industry standards, providing a reliable framework for planning.

In addition to these baseline metrics, we incorporate valuable input from District staff and local contractors to account for local construction conditions. This collaborative process allows us to consider region-specific factors, such as the availability of qualified subcontractors, local labor costs, and the impact of State apprenticeship or pre-qualification requirements, that may influence pricing in the District's area.

To provide a more complete picture, our estimates include both construction costs and associated support costs, offering a realistic projection of the total financial considerations involved in each proposed project. The outcome is a comprehensive project cost matrix that captures all identified work and serves as a practical guide for long-range planning. While every effort is made to ensure accuracy, we acknowledge that variations in scope, changes in code requirements, fluctuations in material prices, and contractor availability may significantly impact actual project costs.





FREQUENTLY ASKED QUESTIONS

What is the K12 Partners needs assessment methodology?

K12 Partners has compiled this report with collaborative input from both administration and staff, drawing upon their firsthand knowledge of the facilities. The assessment involved field visits conducted by K12 Partners to assess the buildings, infrastructure, and amenities. Throughout this process, detailed notes and photographs were collected to document the condition of the facilities, which were then evaluated against contemporary building codes and standards. The analysis also benefited from the utilization of original construction documents and subsequent modernization drawings, when available, providing additional insight to support the assessment and recommendations outlined in this report.

Why are projected cost estimates higher than typical commercial construction costs?

School buildings and sites are classified as "Essential Facilities" under State building standards due to the critical nature of their occupants and their frequent use as disaster relief sites, particularly in the event of earthquakes or fires. This designation necessitates a higher standard of construction and engineering. Coupled with the State's prevailing wage laws, this leads to significantly higher construction costs compared to typical commercial buildings.

Why does the report include holding allowances for future ADA and path of travel improvements?

ADA upgrades and path of travel improvements will be required and attached to any future DSA (Division of State Architect) projects the District pursues. The minimum and maximum requirements will be determined by the quantity and location on campus of future DSA projects. In general, DSA requires the restroom & drinking fountain closest to the project location be ADA compliant. An ADA compliant path of travel will also be required between the specific project location and the Administration Building, as well as to the nearest point of emergency egress. Because the scope of ADA upgrades can become a financial burden on project budgets, there are limitations that ADA upgrades usually cannot exceed 20% of the adjusted construction cost of alterations, structural repairs or additions. With this requirement in place, the more DSA projects the school pursues, the more of the recommended ADA path of travel allowance the District should expect to spend.

How do we estimate costs for new construction?

Future new facilities or new construction cost estimates are based on a per square foot calculation rather than a specific design. During the needs assessment our team will collaborate with District stakeholders to determine specific spatial requirements for a future new construction project. Final design and ultimately the final budget will be determined once the District's architect designs the project. It is our hope that this document will be used to guide the chosen architect to design a plan that does not exceed the District's limited budget.



CASTROVILLE

ELEMENTARY SCHOOL

EXISTING SITE PLAN



MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT	CLASSROOM COUNT	DATE BUILT	AGE
1	Pod C Administration/Library	Permanent	4,070	0	1970	55
2	Pod B Cafeteria/Kitchen	Permanent	7,562	0	1970	55
3	Pod A Rooms A1-A5	Permanent	6,913	3	1970	55
4	Building D Rooms 11-19	Permanent	13,325	8	1948	77
5	Building E Rooms 9-10	Permanent	4,298	2	1948	77
6	Rooms 30-35/40-45 2-Story	Permanent	13,360	12	2013	12
7	Portable 24	Portable	960	1	1997	28
8	Portable 25	Portable	960	1	1997	28
9	Portable 26	Portable	960	1	1996	29
10	Portable 27	Portable	960	1	1996	29
11	Preschool					

BUILDING SUMMARY	AREA/SQ. FT.	CLASSROOM COUNT	AVE. AGE
Permanent	49,528	25	55
Portable	3,840	4	29
Totals	**53,368**	**29**	



Overview

Castroville Elementary School serves approximately 596 students in grades K–6 and includes a mix of permanent classroom wings, specialized learning spaces, and portable classrooms. Recent improvements to campus surveillance and the bell/clock/intercom system, along with a fully operational fire alarm panel, have strengthened basic operations. However, aging infrastructure, non–Title 5–compliant TK/K classrooms, and an undersized multipurpose room continue to present challenges. Stakeholders emphasized the need for upgraded classroom environments, improved staff facilities, and more functional food service capacity, while several permanent buildings require modernization of systems, finishes, and accessibility.

Site-Wide Improvements

Campus-wide enhancements focus on strengthening safety and accessibility. Installation of a six-foot decorative metal fence is recommended to secure the main entrance from Union Street to the Administration Building. The Kindergarten playground requires full replacement, including removal of the existing wood retaining structure and installation of a poured-in-place ADA-compliant surface. Additional ADA path-of-travel improvements, including grade corrections, trip-hazard removal, and door hardware upgrades, would improve campus circulation and compliance.

Building Improvements

Permanent classroom wings require comprehensive modernization to address outdated building systems and improve instructional spaces. Upgrades include abatement of asbestos-containing and lead-based materials, new roofing in multiple wings, electrical upgrades with additional circuits, new HVAC systems, window replacement, new classroom cabinets and countertops, new flooring and ceiling systems, and full interior and exterior painting. TK/K classrooms in Wings A1–A4 and Room 9 require reconfiguration to meet Title 5 restroom requirements. The Administration Building requires resurfacing of staff restrooms and a new HVAC unit, while the Multipurpose Room and kitchen require restroom upgrades, HVAC replacement, and abatement. The Multipurpose room remains significantly undersized for current enrollment. Second-floor classrooms require new galvanized roof flashing caps; the first-floor 30s wing currently has no identified needs. Portable classrooms are in good condition but do not offset the long-term need for permanent building modernization.

Priority Projects

Priority improvement needs reflect both stakeholder input and K12 Partners' technical recommendations. Site stakeholders identified window replacement, modernization and expansion of staff restrooms, and improvements to the undersized cafeteria/multipurpose as their top concerns. K12 Partners identified many of the same needs, particularly the Multipurpose expansion and window replacements, while also emphasizing key safety and deferred maintenance items, including securing the main entrance with a decorative metal fence, replacing aging roofs and door hardware, and upgrading HVAC systems across most of the campus. Both groups independently identified the need to ensure Title 5-compliant TK/K classrooms and recognized that a larger multipurpose facility will be necessary to support long-term enrollment.

ASSESSMENT PHOTOS



Temporary fence



Library



Multipurpose room



Campus security gate



Kitchen



Old door hardware

ASSESSMENT PHOTOS



Office entrance



Outdoor dining area



Upgrade perimeter fence



2-story classroom building



Kindergarten classroom



Portable classrooms

MASTER PLAN PRIORITIES

- **Replace aging windows campus-wide** to improve energy efficiency, indoor comfort, safety, and overall building performance.
- **Modernize and expand staff restrooms** by remodeling existing facilities and adding additional restrooms to support staff needs and address current capacity constraints.
- **Address the undersized and overheated cafeteria/MPR**, which currently requires multiple lunch periods and lacks adequate cooling, by planning for a larger, modern multipurpose facility.
- **Improve campus security** by adding a 6-foot decorative metal fence from the Union Street entrance to the Administration Building, creating a secure and clearly defined point of entry for visitors.
- **Complete key deferred maintenance projects**, including roofing, exterior doors and hardware replacement, and campus-wide paint improvements. Priority roof replacements include Buildings 8, 9, 10, and A1–A5 due to age and condition.
- **Install HVAC systems** throughout the MPR and permanent classroom wings to improve indoor air quality, ventilation, and thermal comfort for students and staff.
- **Bring TK/K classrooms into full Title 5 compliance** by adding required interior restrooms and modernizing early-learning instructional spaces to meet state standards.
- **Construct a larger, modern Multipurpose room** to address capacity issues, reduce the number of lunch periods, and provide adequate space for assemblies, performances, and community events.

CATEGORY	DESCRIPTION	ESTIMATED COST
1. 5-Year Maintenance & Modernization Plan	Repairs, system replacements, accessibility upgrades, and modernization to sustain functionality of existing facilities & infrastructure.	**$11,585,730**
2. Long-Range Vision: Redesign or Build for Modern Standards	Major capital projects, including new construction or repurposing of existing facilities, to address outdated or undersized support spaces, aging portables or programmatic growth.	**$9,009,000**
• *New multipurpose building*	*Current space is undersized for current enrollment, requiring multiple lunch periods and limiting its ability to support dining, assemblies, and other essential school functions.*	*$9,009,000*
Total Estimated Investment		**$20,594,730**



ITEMIZED COST ESTIMATES

Disclaimer: All cost estimates provided are for preliminary budgeting purposes only. They are intended to define initial planning parameters and should not be interpreted as direct bid quotes or final project costs.

SCHOOL SITE SYSTEMS MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Equipment	Replace Kindergarten playground equipment, remove wood retaining wall and wood chip fall surface, install pour in place fall surface for ADA access	$326,000	$97,800	$423,800
Fencing & Gates	Add 6' decorative metal fence from Union St entrance to Admin office front door to create secure point of entry	$47,000	$14,100	$61,100
Path of Travel	Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware & thresholds)	$150,000	$45,000	$195,000
				$679,900

POD C ADMIN/LIBRARY MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$80,000	$24,000	$104,000
Staff Restrooms	Resurface staff restrooms (x2)	$80,000	$24,000	$104,000
HVAC	Add new HVAC system for Admin office	$250,000	$75,000	$325,000
				$533,000

POD B MULTIPURPOSE MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$160,000	$48,000	$208,000
Student Restrooms	Resurface restrooms (x2)	$180,000	$54,000	$234,000
HVAC	Add new HVAC system for MPR and kitchen	$875,000	$262,500	$1,137,500
				$1,579,500

ITEMIZED COST ESTIMATES

POD A CLASSROOMS A1-A5 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$140,000	$42,000	$182,000
Roofing	Replace shingle roof	$197,600	$59,280	$256,880
Electrical	Upgrade electrical, replace breaker panels and add circuits and more outlets in classrooms	$165,000	$49,500	$214,500
HVAC	Add new HVAC system	$875,000	$262,500	$1,137,500
Windows	Replace windows	$36,000	$10,800	$46,800
Flooring	Replace flooring tiles	$55,200	$16,560	$71,760
Ceiling	Replace ceiling tiles	$62,100	$18,630	$80,730
Interior Paint	Paint building interior	$35,000	$10,500	$45,500
Exterior Paint	Paint building exterior	$54,400	$16,320	$70,720
Cabinets & Counters	Replace classroom cabinets and countertops	$200,000	$60,000	$260,000
				$2,366,390

BUILDING E ROOMS 9-10 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$100,000	$30,000	$130,000
Roofing	Replace entire roof, flat rubber/pvc membrane and sloped shingle sections	$131,600	$39,480	$171,080
Electrical	Upgrade electrical, replace breaker panels and add circuits and more outlets in classrooms	$129,000	$38,700	$167,700
HVAC	Add new HVAC system	$650,000	$195,000	$845,000
Windows	Replace windows	$72,000	$21,600	$93,600
Flooring	Replace flooring tiles	$34,400	$10,320	$44,720
Ceiling	Replace ceiling tiles	$38,700	$11,610	$50,310
Interior Paint	Paint building interior	$30,000	$9,000	$39,000
Exterior Paint	Paint building exterior	$41,600	$12,480	$54,080
Student Restrooms	Resurface student restrooms (x2)	$180,000	$54,000	$234,000
Cabinets & Counters	Replace classroom cabinets and countertops	$150,000	$45,000	$195,000
Doors & Hardware	Replace doors and door hardware	$40,500	$12,150	$52,650
				$2,077,140

ITEMIZED COST ESTIMATES

CLASSROOMS 11-13 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$80,000	$24,000	$104,000
Electrical	Upgrade electrical, replace breaker panels and add circuits and more outlets in classrooms	$138,000	$41,400	$179,400
HVAC	Add new HVAC system	$600,000	$180,000	$780,000
Windows	Replace windows	$162,000	$48,600	$210,600
Flooring	Refinish hardwood flooring	$25,300	$7,590	$32,890
Ceiling	Replace ceiling tiles	$41,400	$12,420	$53,820
Interior Paint	Paint building interior	$25,000	$7,500	$32,500
Exterior Paint	Paint building exterior	$44,000	$13,200	$57,200
Student Restrooms	Resurface student restrooms (x2)	$180,000	$54,000	$234,000
Cabinets & Counters	Replace classroom cabinets and countertops	$110,000	$33,000	$143,000
				$1,827,410

CLASSROOMS 14-19 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$140,000	$42,000	$182,000
Doors & Hardware	Replace doors and door hardware	$45,000	$13,500	$58,500
Electrical	Upgrade electrical, replace breaker panels and add circuits and more outlets in classrooms	$210,000	$63,000	$273,000
HVAC	Add new HVAC system	$875,000	$262,500	$1,137,500
Windows	Replace windows	$243,000	$72,900	$315,900
Flooring	Refinish hardwood flooring	$38,500	$11,550	$50,050
Ceiling	Replace ceiling tiles	$63,000	$18,900	$81,900
Interior Paint	Paint building interior	$35,000	$10,500	$45,500
Exterior Paint	Paint building exterior	$68,800	$20,640	$89,440
Cabinets & Counters	Replace classroom cabinets and countertops	$210,000	$63,000	$273,000
				$2,506,790

ITEMIZED COST ESTIMATES

2ND FLOOR ROOMS 40-45 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Roofing	Replace galvanized roof flashing caps	$12,000	$3,600	$15,600
				$15,600

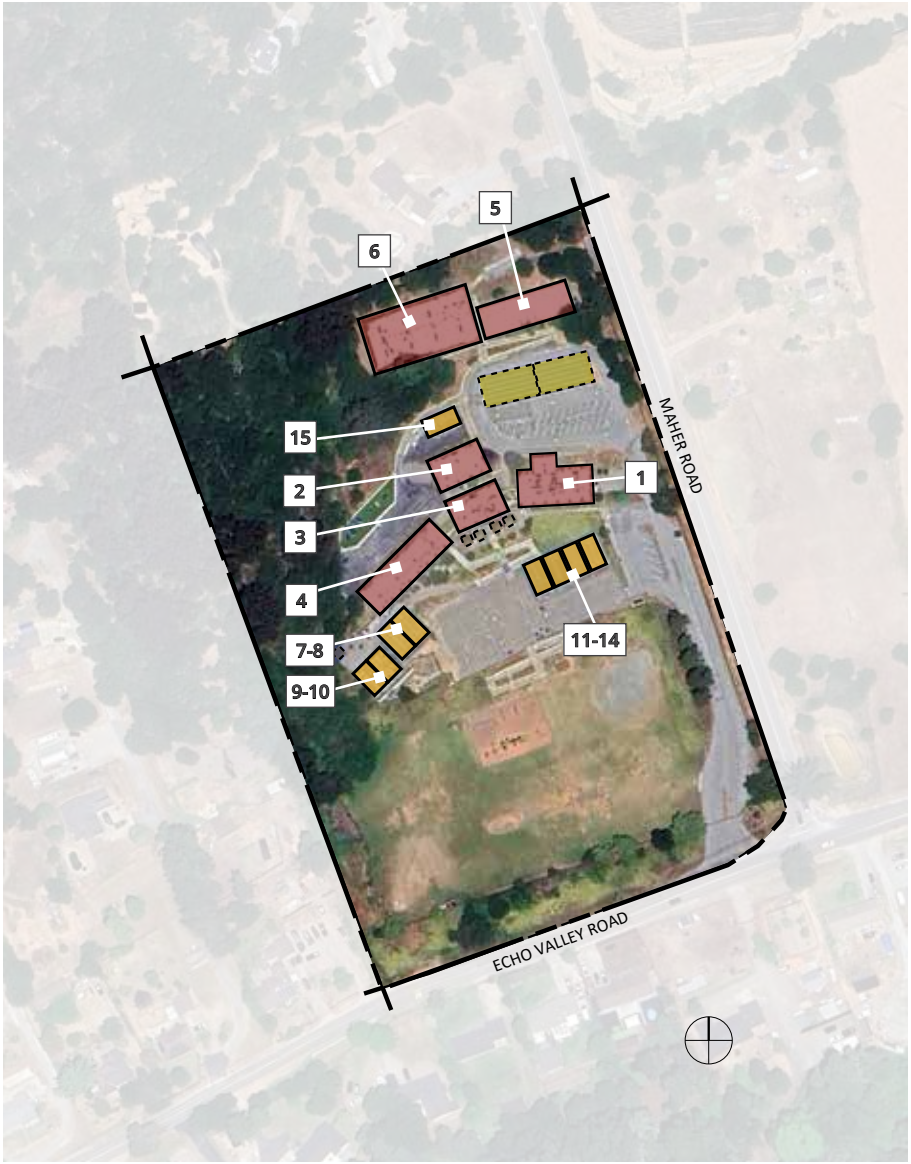
FUTURE LONG-TERM MASTER PLAN PROJECTS	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Multipurpose/Cafeteria	Build new bigger multipurpose building to accommodate current enrollment and programs	$6,930,000	$2,079,000	$9,009,000
				$9,009,000



ECHO VALLEY

ELEMENTARY SCHOOL

EXISTING SITE PLAN



MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT	CLASSROOM COUNT	DATE BUILT	AGE
1	Cafeteria/Kitchen	Permanent	4,559	0	1964	61
2	Library/Media Center	Permanent	2,297	0	1964	61
3	Administration	Permanent	4,334	0	1964	61
4	Classrooms 7-14	Permanent	10,154	8	1964	61
5	Classrooms 16-19	Permanent	3,840	4	1964	61
6	Classrooms 20-26	Permanent	11,784	7	1970	55
7	Portable 3	Portable	960	1	1996	29
8	Portable 4	Portable	960	1	1996	29
9	Portable 5	Portable	960	1	1996	29
10	Portable 6	Portable	960	1	1996	29
11	Portable 27	Portable	960	1	2005	20
12	Portable 28	Portable	960	1	2005	20
13	Portable 29	Portable	960	1	2005	20
14	Portable 30	Portable	960	1	2005	20
15	Preschool	Portable	960	0	1997	28

BUILDING SUMMARY	AREA/SQ. FT.	CLASSROOM COUNT	AVE. AGE
Permanent	36,968	19	60
Portable	8,640	8	25
Totals	**45,608**	**27**	



Overview

Echo Valley Elementary School serves approximately 528 students in grades K–6 and includes a combination of permanent multi-story classroom wings, a multipurpose facility, administrative spaces, and several aging portable classrooms. Recent upgrades to the video surveillance system and bell/clock/intercom network, along with a fully operational fire alarm system, have improved basic operations. However, the campus faces significant infrastructure concerns, including water quality issues, septic system failures, limited staff restrooms, and portable classrooms at full life expectancy. Several TK/K and Pre-K classrooms also lack interior restrooms and are not Title 5 compliant. Stakeholders expressed concerns about safety, parking capacity, and the school's aging utility systems, while K12 Partners identified substantial modernization and long-range facility needs across the site.

Site-Wide Improvements

Campus-wide improvements focus on strengthening security, parking circulation, and essential utilities. A full 8-foot perimeter fence around the upper campus, along with additional fencing on Maher Road and the southwest corner, is recommended to fully secure the site. A motorized security gate should be added near the lower parking lot. Both upper and lower parking areas require repaving, regrading, and structural improvements, including new retaining walls and added diagonal parking beneath the solar canopy. Critical utility upgrades include installing a water treatment system to provide potable water, replacing the septic leach field behind Rooms 16–19, and installing a new sewer main to correct ongoing backups. Additional needs include a hardtop shade structure at the lower playground and ADA path-of-travel improvements throughout the campus.

Building Improvements

Permanent buildings require varying degrees of modernization. The second-floor administration area requires abatement of hazardous materials, new HVAC, window replacement, and modernization of office and staff lounge spaces. The Multipurpose Room requires modernization, including new HVAC, abatement, window replacement, interior and exterior paint, and an accessible lift or ramp for stage access. The current facility is undersized and requires three lunch periods to serve all students. Multiple classroom wings require full modernization, including electrical upgrades, new HVAC systems, window replacement, abatement, and interior/exterior painting. TK/K and Pre-K classrooms in Rooms 9, 11–14, and 14 (SDC) require reconfiguration to meet Title 5 requirements. The Media Center also requires modernization and a new HVAC system. In Rooms 16–19, rain gutter failure has caused structural damage, which must be corrected alongside broader modernization needs. The 20–26 wing requires similar upgrades. Portable classrooms across the campus have reached full life expectancy, have limited fire lane access in some locations, and should be replaced with permanent or modular construction when feasible.

Priority Projects

Priority needs reflect both stakeholder concerns and K12 Partners' recommendations. Site stakeholders identified a full perimeter security fence, additional parking on the lower fields, and urgent water quality and septic system repairs as their highest priorities. K12 Partners identified many of the same needs, particularly fencing and utility system failures, while also emphasizing HVAC upgrades in permanent buildings, replacement of aging portables, and evaluating options for a larger Multipurpose Room. Both groups agree that the current Multipurpose Room is undersized and that long-term solutions are needed to support campus operations. K12 Partners further note that, depending on funding, long-range planning may include a full campus replacement on the lower fields.

ASSESSMENT PHOTOS



Main driveway



Asphalt cracking



Main office



Exterior condition



Exterior condition



Mold from water damage

ASSESSMENT PHOTOS



Pick-up and drop-off



Dry rot



Multipurpose room



Kitchen



Building roof



Lower playground and fields

MASTER PLAN PRIORITIES

- **Improve campus security with full perimeter fencing**, addressing gaps along the boundary and enhancing controlled access to the campus. This includes evaluating opportunities to relocate or upgrade the Administration office (such as moving it into the library/Room 15) to establish a secure and clearly defined main entry point.
- **Expand parking capacity on the lower fields** to help relieve congestion during drop-off and pick-up times. However, significant elevation changes and site conditions must be evaluated to determine feasibility, cost implications, and the overall effectiveness of this solution.
- **Resolve ongoing water quality issues** by upgrading or adding water treatment systems to ensure a reliable and compliant supply of potable water for students and staff.
- **Address sewer and wastewater issues on the upper campus,** including repairing or replacing damaged lines, improving reliability, and preventing backups that affect classrooms and support spaces.
- **Install HVAC systems in permanent classroom wings and the MPR** to improve indoor air quality, ventilation, and temperature control across learning and assembly environments.
- **Replace aging portables with permanent construction**, prioritizing Rooms 3–6, which face the most significant functional and operational challenges.
- **Consider constructing a larger, modern Multipurpose** to address meal service inefficiencies, lack of assembly space, and overall campus program needs.
- **Explore a long-range vision to rebuild the campus on the lower sports fields**, creating a more functional site layout with improved accessibility, parking, and modernized facilities, should reconstruction prove more cost-effective and efficient than piecemeal upgrades.

CATEGORY	DESCRIPTION	ESTIMATED COST
1. 5-Year Maintenance & Modernization Plan	Repairs, system replacements, accessibility upgrades, and modernization to sustain functionality of existing facilities & infrastructure.	**$10,451,935**
2. Long-Range Vision: Redesign or Build for Modern Standards	Major capital projects, including new construction or repurposing of existing facilities, to address outdated or undersized support spaces, aging portables or programmatic growth.	**$17,784,000**
• *Portable replacement*	*Replace aging portable classrooms and restrooms with new modern permanent or modular facilities*	*$8,125,000*
• *New multipurpose building*	*The multipurpose room is significantly undersized for current enrollment, requiring multiple lunch periods and limiting its ability to support dining, assemblies, and other essential school functions.*	*$9,009,000*
• *Shade structure*	*Add a hardtop shade structure over the lower playground equipment*	*$650,000*
Total Estimated Investment		**$28,235,935**



ITEMIZED COST ESTIMATES

Disclaimer: All cost estimates provided are for preliminary budgeting purposes only. They are intended to define initial planning parameters and should not be interpreted as direct bid quotes or final project costs.

SCHOOL SITE SYSTEMS MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Water	Well improvement project, water not potable, add water treatment plant to domestic water well	$500,000	$150,000	$650,000
Sewer	Replace septic system leach field behind Rooms 16 - 19, replace sewer main from POC near Room 26 to septic tank	$500,000	$150,000	$650,000
Parking Lots	Repave lower asphalt parking lot by Room 27, include MPR service driveway, replace asphalt sidewalk in front of Rooms 27 - 30	$123,600	$37,080	$160,680
Parking Lots	Repave upper parking lot and drop-off / pick-up lane, add retaining wall, fill to match grade of drop-off / pick-up lane, pave and stripe for diagonal parking under North side of solar shade structure	$374,000	$112,200	$486,200
Fencing & Gates	Add full perimeter 8' chain link security fence around upper campus, enclose all school buildings	$69,300	$20,790	$90,090
Fencing & Gates	Add perimeter 8' chain link security fence along East property boundary (Maher Rd) and fill gap in SW property corner by well equipment	$88,800	$26,640	$115,440
Fencing & Gates	Add automatic vehicle/security gate on access road just before lower parking lot	$13,000	$3,900	$16,900
Path of Travel	Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware & thresholds)	$150,000	$45,000	$195,000
Accessibility	Add ADA ramp or wheelchair lift for MPR stage access	$30,000	$9,000	$39,000
Accessibility	Replace steel entry ramps with aluminum ramps, Rooms 5, 6, 27 - 30, Preschool Room 31(x2)	$52,000	$15,600	$67,600
				$2,470,910

ADMINISTRATION BUILDING MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$110,000	$33,000	$143,000
HVAC	Add new HVAC system for second floor	$343,750	$103,125	$446,875
Windows	Replace windows	$102,000	$30,600	$132,600
Exterior Paint	Paint building exterior	$55,200	$16,560	$71,760
Interior Paint	Paint building interior	$27,500	$8,250	$35,750
				$829,985

ITEMIZED COST ESTIMATES

MULTIPURPOSE ROOM MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$120,000	$36,000	$156,000
HVAC	Add new HVAC system for MPR, kitchen, remove Reznor heater in kitchen	$740,000	$222,000	$962,000
Windows	Replace windows	$84,000	$25,200	$109,200
Exterior Paint	Paint building exterior	$68,800	$20,640	$89,440
Interior Paint	Paint building interior	$35,000	$10,500	$45,500
				$1,362,140

ROOMS 7-10 1ST FLOOR MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$80,000	$24,000	$104,000
HVAC	Add new HVAC system	$500,000	$150,000	$650,000
Windows	Replace windows	$96,000	$28,800	$124,800
Exterior Paint	Paint building exterior	$46,400	$13,920	$60,320
Interior Paint	Paint building interior	$20,000	$6,000	$26,000
				$965,120

ROOMS 11-14 2ND FLOOR MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$80,000	$24,000	$104,000
HVAC	Add new HVAC system	$500,000	$150,000	$650,000
Windows	Replace windows	$96,000	$28,800	$124,800
Exterior Paint	Paint building exterior	$46,400	$13,920	$60,320
Interior Paint	Paint building interior	$20,000	$6,000	$26,000
				$965,120

ITEMIZED COST ESTIMATES

MEDIA CENTER MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$60,000	$18,000	$78,000
HVAC	Add new HVAC system	$375,000	$112,500	$487,500
Windows	Replace windows	$102,000	$30,600	$132,600
Exterior Paint	Paint building exterior	$35,200	$10,560	$45,760
Interior Paint	Paint building interior	$18,000	$5,400	$23,400
				$767,260

CLASSROOMS 16-19 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Roofing	Replace rain gutters	$28,000	$8,400	$36,400
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$80,000	$24,000	$104,000
HVAC	Add new HVAC system	$500,000	$150,000	$650,000
Windows	Replace windows	$96,000	$28,800	$124,800
Exterior Paint	Paint building exterior	$46,400	$13,920	$60,320
Interior Paint	Paint building interior	$20,000	$6,000	$26,000
Electrical	Upgrade electrical, replace breaker panels and add circuits and more outlets	$114,000	$34,200	$148,200
				$1,149,720

CLASSROOMS 20-26 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$180,000	$54,000	$234,000
HVAC	Add new HVAC system	$875,000	$262,500	$1,137,500
Exterior Paint	Paint building exterior	$65,600	$19,680	$85,280
Interior Paint	Paint building interior	$35,000	$10,500	$45,500
Electrical	Upgrade electrical, replace breaker panels and add circuits and more outlets	$210,000	$63,000	$273,000
				$1,775,280

ITEMIZED COST ESTIMATES

PORTABLES MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Exterior Paint	Paint building exterior	$96,000	$28,800	$124,800
Interior Paint	Paint building interior	$32,000	$9,600	$41,600
				$166,400

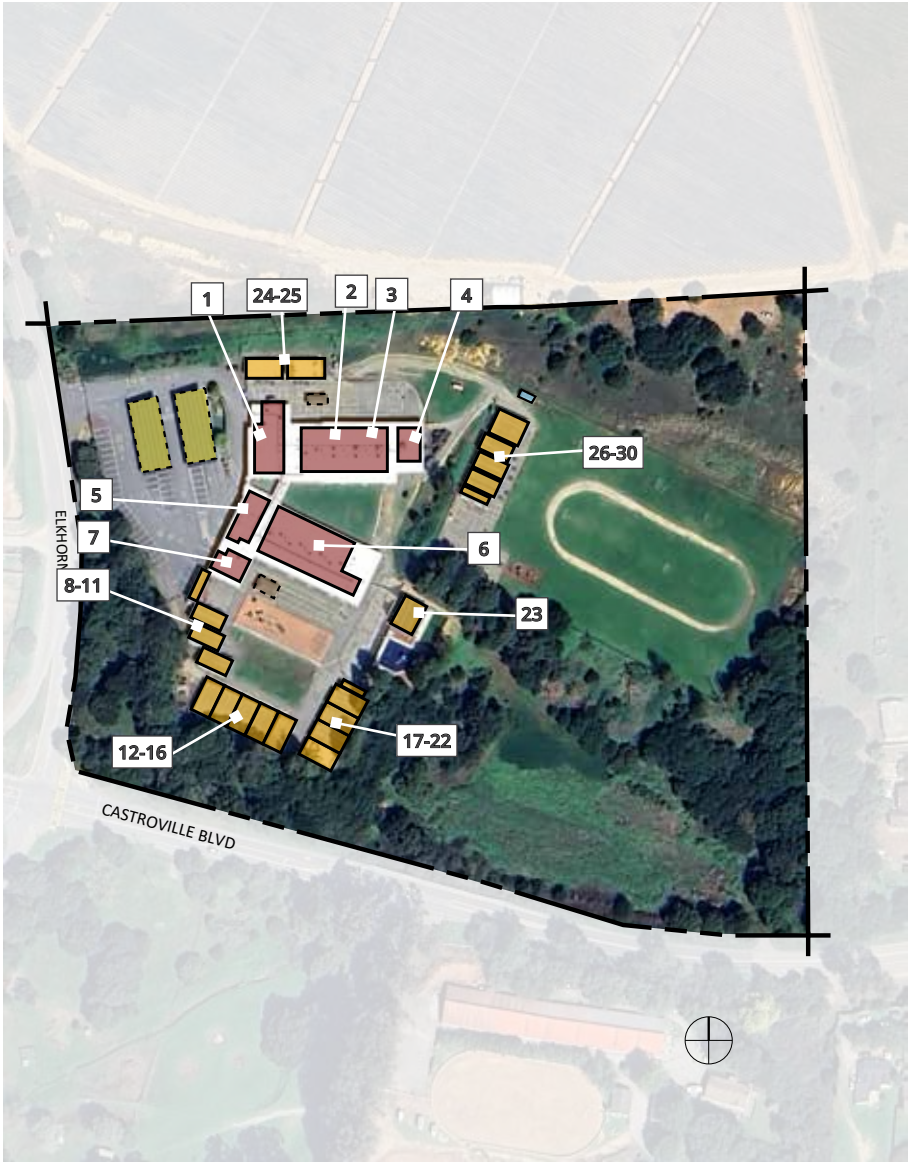
FUTURE LONG-TERM MASTER PLAN PROJECTS	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Shade Structure	Add hard top shade structure over lower playground equipment	$500,000	$150,000	$650,000
Classrooms	Replace Portables 3 - 6, 27 - 30, Preschool Room 31 with modular/permanent construction when funding is available	$6,250,000	$1,875,000	$8,125,000
Multipurpose/Cafeteria	Building new bigger multipurpose building to accommodate current enrollment and programs	$6,930,000	$2,079,000	$9,009,000
				$17,784,000



ELKHORN

ELEMENTARY SCHOOL

EXISTING SITE PLAN



MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT	CLASSROOM COUNT	DATE BUILT	AGE
1	Multipurpose/Kitchen	Permanent	3,250	0	1961	64
2	Classrooms D1/D8	Permanent	2,160	2	1961	64
3	Classrooms D2-D7	Permanent	5,790	6	1963	62
4	Library	Permanent	1,785	0	1970	55
5	Administration	Permanent	2,007	0	1961	64
6	Classrooms B1-B5/B7-B10	Permanent	8,650	9	1961	64
7	Kindergarten A1	Permanent	1,480	1	1961	64
8	Portable Restroom	Portable	480	0	2003	22
9	Portable A2	Portable	960	1	2003	22
10	Portable A3	Portable	960	1	2003	22
11	Portable A4	Portable	960	1	2003	22
12	Portable A5	Portable	960	1	1999	26
13	Portable A6	Portable	960	1	1999	26
14	Portable A7	Portable	960	1	1999	26
15	Portable A8	Portable	960	1	1999	26
16	Portable A9	Portable	960	1	1999	26
17	Portable A10	Portable	960	1	1997	28
18	Portable Retroom	Portable	480	0	1999	26
19	Portable C1	Portable	960	1	1999	26
20	Portable C2	Portable	960	1	1999	26
21	Portable C3	Portable	960	1	1999	26
22	Portable C4	Portable	960	1	1999	26
23	Portable B11	Portable	1,440	1	1989	36
24	Portable D9	Portable	960	1	1994	31
25	Portable D10	Portable	960	1	1994	31
26	Portable E1	Portable	1,440	0	1994	31
27	Portable E2	Portable	960	1	1997	28
28	Portable E3	Portable	960	1	2003	22
29	Portable E4	Portable	960	1	2003	22
30	Portable Restroom	Portable	480	0	2005	20

BUILDING SUMMARY	AREA/SQ. FT.	CLASSROOM COUNT	AVE. AGE
Permanent	25,122	18	62
Portable	21,600	19	26
Totals	**46,722**	**37**	

ASSESSMENT SUMMARY



Overview

Elkhorn Elementary School serves approximately 586 students in grades K–6 and includes a combination of permanent classroom wings, administrative spaces, a multipurpose facility, and multiple portable buildings, many of which have exceeded their usable life. Recent upgrades to the video surveillance system and bell/clock/intercom network, along with a fully operational fire alarm system, have strengthened campus operations. However, the site faces aging infrastructure, water quality challenges, limited parking, and numerous portables in poor condition. Stakeholders expressed concerns about ADA compliance, water system reliability, and the overall condition of portable classrooms. K12 Partners identified significant modernization needs across permanent buildings, as well as long-term utility and facility improvements.

Site-Wide Improvements

Campus-wide improvements focus on site security, accessibility, utilities, and play areas. Installation of a six-foot chain link fence is recommended along the garden area between Rooms A4 and A5 to secure the campus perimeter. A wood chip fall surface should be added to the upper playground near the E-wing portables. The water system requires major upgrades, including construction of a water treatment plant and replacement of the water main from the well head to the nearest building connection. Additional allowances should be held for selective sewer main and septic system repairs. ADA path-of-travel improvements are needed throughout the campus, including trip hazard corrections, door hardware upgrades, and a new handrail on the asphalt ramp between the D-wing and E-wing portables.

Building Improvements

Permanent buildings across the campus require comprehensive modernization. In the Administration Building, needed improvements include hazardous material abatement, new HVAC, replacement of windows and doors, ADA-compliant restroom modifications, and upgrades to classroom finishes, cabinets, flooring, and ceilings. The B-wing (Rooms B1–B10) also requires full modernization, including electrical upgrades, new HVAC systems to replace existing heat-only units, new windows and doors, interior finish replacements, and abatement. The Multipurpose Room requires new HVAC, abatement, window replacement, ADA stage access, reconfiguration of the kitchen workspace, upgraded commercial fixtures, and improved restroom accessibility. The facility is significantly undersized and requires four lunch periods. The D-wing and library need similar electrical, HVAC, window, door, and interior finish upgrades. Portable classrooms across the A, B, C, D, and E wings have reached full life expectancy, with roof failures, water damage, dry rot, and outdated accessibility features. Long-term replacement is recommended, with interim improvements including new roofs, rain gutters, updated ramps, and paint.

Priority Projects

Priority needs reflect both stakeholder concerns and K12 Partners' recommendations. The Facilities Department identified the most urgent needs as improved parking, construction of a water treatment plant, and campus-wide ADA compliance. K12 Partners identified many of these same issues, particularly the need for water treatment and ADA upgrades, while also emphasizing HVAC replacement in the Multipurpose Room and all permanent classroom wings, and prioritizing replacement of the deteriorated E-wing portables. Both groups agree that long-range planning should include construction of a larger Multipurpose Room to better accommodate the student population. The alignment between stakeholder concerns and K12 recommendations highlights the need to focus on water system reliability, ADA improvements, HVAC upgrades, and the replacement of aging portable buildings as the school's highest priorities.

ASSESSMENT PHOTOS



Main office



Playground and fall surface



Rusted walkway ramps



Building water damage



Library



Portable water damage

ASSESSMENT PHOTOS



Portables



Portables



Permanent classroom wing



Path of travel



Multipurpose/Cafeteria



Upper play fields

MASTER PLAN PRIORITIES

- **Increase parking capacity** to relieve congestion during peak drop-off and pick-up times. While the lower parking lot area provides space, significant elevation changes make development costly and not a cost-effective solution, requiring exploration of alternative locations or circulation strategies.
- **Install a water treatment plant** to ensure the campus has a reliable, compliant source of potable water, addressing long-standing water quality issues.
- **Address ADA compliance needs across campus**, including accessible routes, ramps, restrooms, and site circulation, to meet current accessibility standards and improve usability for all students, staff, and visitors.
- **Add HVAC systems to the MPR and classroom wings** to improve indoor air quality, ventilation, and thermal comfort throughout instructional and assembly spaces.
- **Replace aging portables with modern**, permanent or modular classroom facilities that meet current educational standards and improve long-term campus functionality.
- **Construct a larger, modern Multipurpose Room** to reduce the need for multiple lunch periods, expand indoor assembly capacity, and support school and community events.

CATEGORY	DESCRIPTION	ESTIMATED COST
1. 5-Year Maintenance & Modernization Plan	Repairs, system replacements, accessibility upgrades, and modernization to sustain functionality of existing facilities & infrastructure.	**$12,206,675**
2. Long-Range Vision: Redesign or Build for Modern Standards	Major capital projects, including new construction or repurposing of existing facilities, to address outdated or undersized support spaces, aging portables or programmatic growth.	**$23,634,000**
• *Portable replacement*	*Replace aging portable classrooms and restrooms with new modern permanent or modular facilities*	*$14,625,000*
• *New multipurpose building*	*The multipurpose room is significantly undersized for current enrollment, requiring multiple lunch periods and limiting its ability to support dining, assemblies, and other essential school functions.*	*$9,009,000*
Total Estimated Investment		**$35,840,675**



ITEMIZED COST ESTIMATES

Disclaimer: All cost estimates provided are for preliminary budgeting purposes only. They are intended to define initial planning parameters and should not be interpreted as direct bid quotes or final project costs.

SCHOOL SITE SYSTEMS MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Water	Well improvement project, add water treatment plant to domestic water well, replace water main from wellhead to nearest building point of connection	$600,000	$180,000	$780,000
Sewer	Hold allowance for selective repair/replacement of sewer main and septic system	$500,000	$150,000	$650,000
Fall Surface	Add wood chip fall surface to upper playground by E wing portables	$6,000	$1,800	$7,800
Fencing & Gates	Add 6' chain link perimeter fence in student garden area along tree line between Rooms A4 & A5	$14,000	$4,200	$18,200
Path of Travel	Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware & thresholds), add handrail on asphalt ramp between D wing and E wing portables	$180,000	$54,000	$234,000
Accessibility	Add ADA ramp or wheelchair lift for MPR stage access	$30,000	$9,000	$39,000
Accessibility	Replace steel entry ramps on Portables A2 - A9, C1 - C4, D9 - D10, E1 - E4 with aluminum ramps	$117,000	$35,100	$152,100
				$1,881,100

ADMINISTRATION MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$120,000	$36,000	$156,000
Staff Restrooms	Remodel staff restrooms in lounge, convert 2 => 1 for ADA	$160,000	$48,000	$208,000
HVAC	Add new HVAC system for Admin office	$500,000	$150,000	$650,000
Windows	Replace windows in administration office and Room A1	$90,000	$27,000	$117,000
Doors & Hardware	Replace doors and door hardware	$45,000	$13,500	$58,500
Cabinets & Counters	Replace classroom cabinets and countertops	$30,000	$9,000	$39,000
Flooring	Replace classroom flooring	$8,000	$2,400	$10,400
Ceiling	Replace classroom ceiling tiles	$9,000	$2,700	$11,700
Exterior Paint	Paint building exterior	$52,800	$15,840	$68,640
Interior Paint	Paint building interior	$30,000	$9,000	$39,000
				$1,358,240

ITEMIZED COST ESTIMATES

ROOMS B1-B10 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$200,000	$60,000	$260,000
Windows	Replace windows	$300,000	$90,000	$390,000
Doors & Hardware	Replace doors and door hardware	$54,000	$16,200	$70,200
Cabinets & Counters	Replace classroom cabinets and countertops	$300,000	$90,000	$390,000
Flooring	Replace classroom flooring	$76,800	$23,040	$99,840
Ceiling	Replace classroom ceiling tiles	$86,400	$25,920	$112,320
Exterior Paint	Paint building exterior	$59,200	$17,760	$76,960
Interior Paint	Paint building interior	$48,000	$14,400	$62,400
Electrical	Upgrade electrical, replace breaker panels and add more circuits and outlets in classrooms	$288,000	$86,400	$374,400
HVAC	Add new HVAC system	$1,250,000	$375,000	$1,625,000
				$3,461,120

MULTIPURPOSE ROOM MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$110,000	$33,000	$143,000
HVAC	Add new HVAC system for MPR and kitchen	$687,500	$206,250	$893,750
Windows	Replace windows	$72,000	$21,600	$93,600
Interior Reconfiguration	Remove kitchen partition wall to create more flexible work space, replace kitchen sink with commercial 3 compartment sink	$27,000	$8,100	$35,100
Doors & Hardware	Replace kitchen exterior door and door hardware	$4,500	$1,350	$5,850
Staff Restrooms	Remodel kitchen restroom for ADA (x1)	$80,000	$24,000	$104,000
Exterior Paint	Paint building exterior	$46,400	$13,920	$60,320
Interior Paint	Paint building interior	$32,500	$9,750	$42,250
				$1,377,870

ITEMIZED COST ESTIMATES

ROOMS D1-D8/LIBRARY MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$200,000	$60,000	$260,000
Windows	Replace windows	$330,000	$99,000	$429,000
Doors & Hardware	Replace doors and door hardware	$54,000	$16,200	$70,200
Cabinets & Counters	Replace classroom cabinets and countertops	$240,000	$72,000	$312,000
Flooring	Replace classroom flooring	$64,000	$19,200	$83,200
Ceiling	Replace classroom ceiling tiles	$72,000	$21,600	$93,600
Exterior Paint	Paint building exterior	$59,200	$17,760	$76,960
Interior Paint	Paint building interior	$50,000	$15,000	$65,000
Electrical	Upgrade electrical, replace breaker panels and add more circuits and outlets in classrooms	$240,000	$72,000	$312,000
HVAC	Add new HVAC system	$1,100,000	$330,000	$1,430,000
				$3,131,960

PORTABLES A2-A9 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Roofing	Replace roofs and rain gutters	$184,000	$55,200	$239,200
Exterior Paint	Paint exteriors	$83,200	$24,960	$108,160
Interior Paint	Paint interiors	$32,000	$9,600	$41,600
				$388,960

PORTABLE B11 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Roofing	Replace roofs and rain gutters	$23,000	$6,900	$29,900
Exterior Paint	Paint exteriors	$10,400	$3,120	$13,520
Interior Paint	Paint interiors	$4,000	$1,200	$5,200
				$48,620

ITEMIZED COST ESTIMATES

PORTABLES C1-C4 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Roofing	Replace roofs and rain gutters	$92,000	$27,600	$119,600
Exterior Paint	Paint exteriors	$41,600	$12,480	$54,080
Interior Paint	Paint interiors	$16,000	$4,800	$20,800
				$194,480

PORTABLES D9-D10 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Roofing	Replace roofs and rain gutters	$46,000	$13,800	$59,800
Exterior Paint	Paint exteriors	$20,800	$6,240	$27,040
Interior Paint	Paint interiors	$8,000	$2,400	$10,400
				$97,240

PORTABLES E1-E4 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Roofing	Replace roofs and rain gutters	$103,500	$31,050	$134,550
Exterior Paint	Repair exterior dry rot and water damage on siding and fascia, paint exteriors	$85,950	$25,785	$111,735
Interior Paint	Paint interiors	$16,000	$4,800	$20,800
				$267,085

FUTURE LONG-TERM MASTER PLAN PROJECTS	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Multipurpose/Cafeteria	Build new bigger multipurpose building	$6,930,000	$2,079,000	$9,009,000
Classrooms	Replace Portables A2 - A9, C1 - C4, D9 - D10, E1 - E4 with modular/permanent construction when funding is available	$11,250,000	$3,375,000	$14,625,000
				$23,634,000



PRUNEDALE

ELEMENTARY SCHOOL

EXISTING SITE PLAN



MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT	CLASSROOM COUNT	DATE BUILT	AGE
1	Multipurpose/Kitchen	Permanent	6,237	0	1952	73
2	Administration	Permanent	2,230	0	1952	73
3	Classrooms 1-4	Permanent	4,686	4	1949	76
4	Janitor	Permanent	960	0	1949	76
5	Classrooms 5b-8	Permanent	4,686	4	1949	76
6	Classrooms 9-10	Permanent	2,178	2	1949	76
7	Classrooms 11-14	Permanent	3,840	4	1955	70
8	Classrooms 15-18b	Permanent	4,988	5	1952	73
9	Portable K1	Portable	1,440	1	1989	36
10	Portable K2	Portable	1,440	1	1989	36
11	Portable 21	Portable	960	1	2003	22
12	Portable 22	Portable	960	1	2003	22
13	Portable 23	Portable	960	1	2003	22
14	Portable Restroom	Portable	480	0	2003	22
15	Portable 25	Portable	960	1	2003	22
16	Portable 26	Portable	960	1	2003	22
17	Portable 27	Portable	960	1	2003	22
18	Portable 28	Portable	960	1	2003	22
19	Portable 29	Portable	960	1	2003	22
20	Portable 30	Portable	960	1	2003	22
21	Portable 31	Portable	960	1	2003	22
22	Portable 32	Portable	960	1	2003	22
23	Portable 33	Portable	960	1	2003	22
24	Portable 34	Portable	960	1	2003	22
25	Portable 35	Portable	960	1	2003	22
26	Portable 36	Portable	960	1	2003	22
27	Portable 37	Portable	960	1	2003	22
28	Portable 38	Portable	960	1	2003	22

BUILDING SUMMARY	AREA/SQ. FT.	CLASSROOM COUNT	AVE. AGE
Permanent	29,805	19	74
Portable	19,680	19	23
Totals	**49,485**	**38**	

ASSESSMENT SUMMARY



Overview

Prunedale Elementary School serves approximately 642 students in grades K–6 and includes a mix of permanent classroom wings, a multipurpose facility, administrative spaces, and an extensive number of portable classrooms. Recent upgrades to the video surveillance and bell/clock/intercom systems, along with a fully operational fire alarm panel, have improved routine operations. However, the campus faces significant site infrastructure needs, aging permanent buildings, and a large inventory of portables that have reached full life expectancy. Stakeholders expressed concerns about restroom conditions, accessibility, HVAC needs, and deteriorated portable ramps, while K12 Partners identified broad deferred maintenance and modernization needs across both the site and permanent facilities.

Site-Wide Improvements

Campus-wide needs focus on access, drainage, security, utilities, and student play areas. The asphalt access road from Pesante Road requires full repaving, drainage improvements, parallel parking, and new curb/gutter/sidewalk to control stormwater. The main parking lot also requires repaving. Perimeter security enhancements include fence modifications near the Multipurpose Room, new fencing along the southern property line, and additional fencing across the base of the hillside and along the K-wing. Site drainage improvements are required near Rooms 11–18B and in front of Portables 25–34, along with regrading to redirect stormwater away from building foundations. Additional site needs include ADA access into playground areas, new TK-appropriate play equipment, and water system upgrades, including replumbing the wellhead and adding a VFD booster pump. Allowances should also be held for selective septic system repairs and ADA path-of-travel improvements throughout the campus.

Building Improvements

Permanent facilities require modernization to address aging systems and improve instructional environments. The Administration Building needs hazardous-material abatement, a new roof, upgraded HVAC in the staff lounge, new doors and windows, ADA reception improvements, and interior resurfacing. The Multipurpose Room requires new roofing, HVAC for the MPR, kitchen, and library, abatement, ADA stage access, new windows and doors, full interior resurfacing, and paint. Both the MPR and library are undersized for current enrollment. Classroom wings, including Rooms 1–4, 5B–10, and 11–18B, require electrical upgrades, new HVAC systems to replace existing heat-only units, new roofing and covered-walkway repairs, window replacement with infill to standard height, abatement, interior resurfacing, and exterior paint. Several TK/K classrooms lack interior restrooms and are not Title 5 compliant and will require reconfiguration. Portable classrooms across all remaining wings (K, A, C, D, 25–38) have reached full life expectancy and should be replaced with permanent or modular construction. Interim improvements include new ramps, new roofs and rain gutters, and paint.

Priority Projects

Priority needs reflect both stakeholder concerns and K12 Partners' recommendations. Site stakeholders identified restroom upgrades, replacement of portable ramps, improved indoor air quality through new HVAC systems, and exterior paint as their highest priorities. K12 Partners identified many of the same needs, particularly HVAC upgrades and deferred maintenance items such as roofing, doors, and paint, while also emphasizing access road improvements, perimeter fencing modifications, and long-term replacement of aging portable classrooms. Both groups agree that a larger Multipurpose Room will be necessary to meet enrollment demands. The alignment of priorities highlights the need to focus on HVAC upgrades, roofing and deferred maintenance, improved access and drainage, and replacement of aging portable facilities as the school's most pressing needs.

ASSESSMENT PHOTOS



Driveway and parking



Main office



Multipurpose



Old doors and hardware



9x9 asbestos tiles



Dry rot

ASSESSMENT PHOTOS



Old pipes and peeling paint



Dry rot and separating beams



Window dry rot



Old single pane windows



Portables placed on earth foundation



Classroom

MASTER PLAN PRIORITIES

- **Modernize and expand restrooms** campus-wide, student, staff, and support areas, to improve capacity, accessibility, ventilation, and overall functionality, including updated fixtures and finishes.
- **Replace aging portable ramps** to ensure safe, ADA-compliant access to all portable classrooms, addressing deterioration and uneven access points.
- **Improve indoor air quality across permanent classroom wings and the MPR** by installing modern HVAC systems that provide proper ventilation, heating, and cooling.
- **Complete major deferred maintenance projects,** including roofing, exterior doors, door hardware, and campus-wide paint. Priority roof replacements include Classroom Wing 11–18B and the Multipurpose Room.
- **Repaint building exteriors** to improve weather protection, appearance, and long-term maintenance of building envelopes.
- **Upgrade and improve the access road** to enhance circulation, drainage, and overall safety for vehicles and pedestrians.
- **Modify and enhance perimeter fencing** to strengthen campus security, reinforce controlled access points, and align with modern safety standards.
- **Replace aging portable classrooms with permanent construction,** prioritizing modern learning environments, restrooms, and support facilities that meet long-term program and capacity needs.
- **Construct a larger, modern Multipurpose Room** to reduce multiple lunch periods, increase assembly capacity, and provide a functional venue for school and community events.

CATEGORY	DESCRIPTION	ESTIMATED COST
1. 5-Year Maintenance & Modernization Plan	Repairs, system replacements, accessibility upgrades, and modernization to sustain functionality of existing facilities & infrastructure.	**$16,018,405**
2. Long-Range Vision: Redesign or Build for Modern Standards	Major capital projects, including new construction or repurposing of existing facilities, to address outdated or undersized support spaces, aging portables or programmatic growth.	**$29,159,000**
• *Portable replacement*	*Replace aging portable classrooms and restrooms with new modern permanent or modular facilities*	*$20,150,000*
• *New multipurpose building*	*The multipurpose room is significantly undersized for current enrollment, requiring multiple lunch periods and limiting its ability to support dining, assemblies, and other essential school functions.*	*$9,009,000*
Total Estimated Investment		**$45,177,405**



ITEMIZED COST ESTIMATES

Disclaimer: All cost estimates provided are for preliminary budgeting purposes only. They are intended to define initial planning parameters and should not be interpreted as direct bid quotes or final project costs.

SCHOOL SITE SYSTEMS MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Drainage	Add storm drains in front of Portables 25 - 34, plumb to open culvert at bottom of hill by access road	$60,000	$18,000	$78,000
Drainage	Regrade land on North side of Classroom Wing 11 - 18b to move water away from exterior wall and prevent flooding	$10,000	$3,000	$13,000
Water	Well improvement project, replumb wellhead - connect irrigation main after pressure tank, add VFD booster pump for irrigation system	$100,000	$30,000	$130,000
Sewer	Hold allowance for selective replacement of septic system	$500,000	$150,000	$650,000
Other	Repave asphalt access road from Pesante Rd to school parking lot, improve culvert at hill bottom on high side of driveway, include parallel parking on S side of access road, add curb on low side of access road to control storm runoff from road	$196,800	$59,040	$255,840
Parking Lots	Repave asphalt parking lot in front of school	$514,600	$154,380	$668,980
Equipment	Add playground equipment appropriate for TK students	$200,000	$60,000	$260,000
Borders	Add ADA access ramps into both playground areas	$10,000	$3,000	$13,000
Fencing & Gates	Modify fence on South side of MPR so exterior doors exit onto campus, close gap in chain link fence on SW building corner	$8,000	$2,400	$10,400
Fencing & Gates	Add 8' chain link perimeter fence on property line from NW property corner to Room K1, add 6' chain link fence on West end of Room 11 to prevent student access to blind property corner	$29,600	$8,880	$38,480
Fencing & Gates	Add 6' chain link fence across bottom of dirt hill from well equipment yard to NE property corner	$42,500	$12,750	$55,250
Path of Travel	Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware & thresholds)	$200,000	$60,000	$260,000
Accessibility	Replace steel entry ramps on Portables K1 - K2, 19, 21 - 23, restrooms, 25 - 35, 36 - 38 with aluminum ramps	$136,500	$40,950	$177,450
				$2,610,400

ITEMIZED COST ESTIMATES

ADMINISTRATION MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$40,000	$12,000	$52,000
Roofing	Replace rubber pvc/membrane roof	$66,000	$19,800	$85,800
HVAC	Add new HVAC system for staff lounge (remove wall heater), office has AC	$60,000	$18,000	$78,000
Interior Reconfiguration	Remodel reception desk, add swing gate to secure access admin areas	$20,000	$6,000	$26,000
Windows	Replace windows	$69,000	$20,700	$89,700
Doors & Hardware	Replace doors and door hardware	$45,000	$13,500	$58,500
Flooring	Resurface floors	$16,000	$4,800	$20,800
Walls	Resurface walls	$35,000	$10,500	$45,500
Ceiling	Resurface ceiling	$18,000	$5,400	$23,400
Interior Paint	Paint building interior	$14,000	$4,200	$18,200
Exterior Paint	Paint building exterior	$33,600	$10,080	$43,680
				$541,580

MULTIPURPOSE ROOM MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Staff Restrooms	Remodel single occupancy restroom between library and back of MPR stage for ADA	$80,000	$24,000	$104,000
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$110,000	$33,000	$143,000
Roofing	Replace rock roof with rubber/pvc membrane roof, dining room leaks	$205,200	$61,560	$266,760
HVAC	Add new HVAC system for staff lounge (remove wall heater), office has AC	$675,000	$202,500	$877,500
Windows	Replace windows	$55,200	$16,560	$71,760
Doors & Hardware	Replace doors and door hardware	$63,000	$18,900	$81,900
Flooring	Resurface floors	$40,000	$12,000	$52,000
Walls	Resurface walls	$92,500	$27,750	$120,250
Ceiling	Resurface ceiling	$4,500	$1,350	$5,850
Interior Paint	Paint building interior	$29,500	$8,850	$38,350
Exterior Paint	Paint building exterior	$56,800	$17,040	$73,840
				$1,835,210

ITEMIZED COST ESTIMATES

CLASSROOMS 1-4 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$110,000	$33,000	$143,000
Roofing	Replace rubber/pvc membrane roof, replace rock roof on covered walk, repair dry rot and water damage on pillars/fascia/ trim, include allowance to repair/replace conduits/boxes/mounts on walkway roof	$315,000	$94,500	$409,500
Staff Restrooms	Resurface staff restrooms	$100,000	$30,000	$130,000
Electrical	Upgrade electrical, replace breaker panels and add more circuits and outlets in classrooms	$150,000	$45,000	$195,000
HVAC	Add new HVAC system	$625,000	$187,500	$812,500
Windows	Replace windows, eliminate clerestory windows, infill window walls to 6' high	$459,000	$137,700	$596,700
Interior Paint	Paint building interior	$29,000	$8,700	$37,700
Exterior Paint	Paint building exterior	$88,200	$26,460	$114,660
				$2,439,060

CLASSROOMS 5B-10 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$150,000	$45,000	$195,000
Roofing	Replace rubber/pvc membrane roof, replace rock roof on covered walk, repair dry rot and water damage on pillars/fascia/ trim, include allowance to repair/replace conduits/boxes/mounts on walkway roof	$438,000	$131,400	$569,400
Student Restrooms	Remodel student restrooms (x2) to accommodate TK/K students	$180,000	$54,000	$234,000
Electrical	Upgrade electrical, replace breaker panels and add more circuits and outlets in classrooms	$222,000	$66,600	$288,600
HVAC	Add new HVAC system	$925,000	$277,500	$1,202,500
Windows	Replace windows, eliminate clerestory windows, infill window walls to 6' high	$849,150	$254,745	$1,103,895
Interior Paint	Paint building interior	$37,000	$11,100	$48,100
Exterior Paint	Paint building exterior	$99,200	$29,760	$128,960
				$3,770,455

ITEMIZED COST ESTIMATES

CLASSROOMS 11-18B MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$170,000	$51,000	$221,000
Roofing	Replace rubber/pvc membrane roof, replace rock roof on covered walk, repair dry rot and water damage on pillars/fascia/ trim, include allowance to repair/replace conduits/boxes/mounts on walkway roof	$486,000	$145,800	$631,800
Roofing	Eliminate internal rain gutter, replace with new external rain gutters	$90,000	$27,000	$117,000
Student Restrooms	Resurface student restrooms (x2)	$180,000	$54,000	$234,000
Electrical	Upgrade electrical, replace breaker panels and add more circuits and outlets in classrooms	$252,000	$75,600	$327,600
HVAC	Add new HVAC system	$1,050,000	$315,000	$1,365,000
Windows	Replace windows, eliminate clerestory windows, infill window walls to 6' high	$963,900	$289,170	$1,253,070
Interior Paint	Paint building interior	$42,000	$12,600	$54,600
Exterior Paint	Paint building exterior	$113,600	$34,080	$147,680
				$4,351,750

PORTABLES K1-K2 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Exterior Paint	Paint building exterior	$18,400	$5,520	$23,920
Interior Paint	Paint building interior	$9,500	$2,850	$12,350
				$36,270

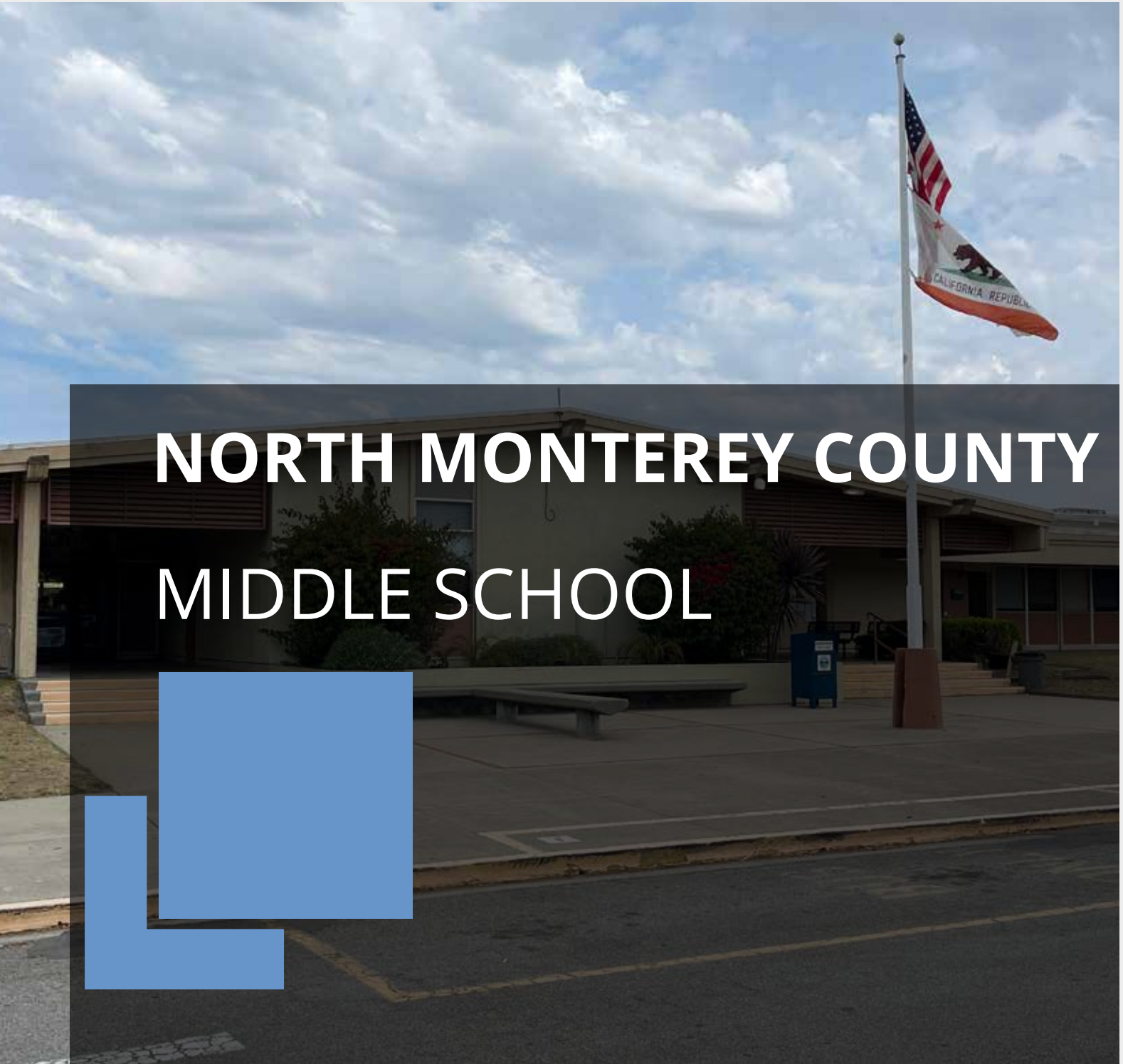
PORTABLES 19, 21-23 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Student Restrooms	Resurface student portable restrooms (x2)	$60,000	$18,000	$78,000
Interior Paint	Paint building interior	$20,000	$6,000	$26,000
Exterior Paint	Paint building exterior	$52,000	$15,600	$67,600
				$171,600

ITEMIZED COST ESTIMATES

PORTABLES 25-35 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Interior Paint	Paint building interior	$44,000	$13,200	$57,200
Exterior Paint	Paint building exterior	$114,400	$34,320	$148,720
				$205,920

PORTABLES 36-38 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Interior Paint	Paint building interior	$12,000	$3,600	$15,600
Exterior Paint	Paint building exterior	$31,200	$9,360	$40,560
				$56,160

FUTURE LONG-TERM MASTER PLAN PROJECTS	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Multipurpose/Cafeteria	Build new bigger multipurpose building	$6,930,000	$2,079,000	$9,009,000
Classrooms	Replace Portables K1-K2, 19, 21 - 23/restrooms, 25 - 35, 36 - 38 with modular/permanent construction when funding is available.	$15,500,000	$4,650,000	$20,150,000
				$29,159,000



NORTH MONTEREY COUNTY

MIDDLE SCHOOL

EXISTING SITE PLAN



MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT	CLASSROOM COUNT	DATE BUILT	AGE
1	Multipurpose/Kitchen	Permanent	6,506	0	1962	63
2	Administration	Permanent	2,025	0	1962	63
3	Gymnasium	Permanent	8,422	0	1990	35
4	Building Rooms 1-5	Permanent	8,128	6	1962	63
5	Building Rooms 6-17	Permanent	11,520	12	1962	63
6	Library/Band	Permanent	2,844	2	2007	18
7	2-Story Building Rooms 124-224	Permanent	5,760	6	2007	18
8	2-Story Building Rooms 118-218	Permanent	7,680	8	2007	18
9	Portable Weight Room	Portable	960	0	2007	18
10	Portable PE Classroom	Portable	960	0	2007	18
11	Portable Girls Locker	Portable	1,440	0	2007	18
12	Portable Boys Locker	Portable	1,440	0	2007	18

BUILDING SUMMARY	AREA/SQ. FT.	CLASSROOM COUNT	AVE. AGE
Permanent	52,885	34	43
Portable	4,800	0	18
Totals	**57,685**	**34**	

ASSESSMENT SUMMARY



Overview

North Monterey County Middle School serves approximately 639 students in grades 7–8 on a campus originally designed as an elementary school, resulting in several functional and capacity challenges. Recent upgrades to the campus surveillance system and bell/clock/intercom network, along with a fully operational fire alarm system, support reliable daily operations. The District is also undergoing an energy audit that will identify HVAC and lighting improvements funded through future energy savings. Despite these efforts, the campus requires extensive modernization, expanded parking capacity, ADA upgrades, and replacement of aging portable classrooms. Stakeholders emphasized the need for improved HVAC, expanded parking, and enhancements to PE and athletic areas, while K12 Partners identified broader deferred maintenance, modernization, and long-term facility needs.

Site-Wide Improvements

Campus-wide improvements focus on security, parking circulation, and accessibility. Replacing the existing four-foot chain link fence at the front of the school with a six-foot decorative metal fence would strengthen site security. Parking capacity should be expanded by paving the lawn area west of the Multipurpose Room and developing a new lot between the Head Start and early learning classrooms, with new access points to Seymour Street and the campus drive. Additional ADA path-of-travel improvements should be made across the site, including correction of grade issues and door hardware upgrades.

Building Improvements

Permanent buildings require significant modernization. In the Administration Building and Multipurpose Room complex, needed work includes hazardous-material abatement, new HVAC for the offices, kitchen, and Multipurpose Room, ADA restroom and stage access upgrades, window replacement with abatement of assumed transite panels, new rain gutters, updated flooring and ceilings, and full interior and exterior paint. The South and North Classroom Wings require similar upgrades, including new HVAC systems to replace boiler-fed units, electrical improvements, new windows and doors, hazardous-material abatement, updated finishes, and paint. No needs were identified in the Library building or first-floor classrooms in Rooms 118–124; second-floor classrooms require replacement of galvanized roof flashing caps. The Gym requires a new roof, exterior plaster and dry rot repairs, a permanent roof access ladder, new synthetic sports flooring, and electrical outlet repairs. Portable buildings used for PE, weight training, and locker rooms have reached full life expectancy and should be replaced with permanent or modular construction, with the weight room relocated to a slab-on-grade building.

Priority Projects

Priority needs reflect both stakeholder concerns and K12 Partners' recommendations. Stakeholders identified expanded parking, HVAC upgrades in the original classroom wings, and improvements to PE and athletic facilities as their highest priorities. K12 Partners identified many of the same needs—particularly HVAC upgrades and parking expansion, while also emphasizing deferred maintenance items such as roofing, doors, and paint, with the Gym roof identified as a top priority. Both groups support replacing aging portables with permanent or modular construction, including the development of a new PE classroom building with space for a weight room and functional locker rooms. The alignment of priorities highlights the need to focus on HVAC upgrades, expanded parking, Gym repairs, and long-term replacement of outdated PE and portable facilities.

ASSESSMENT PHOTOS



Multipurpose room



Exterior paint



Ceiling tile water damage



Science classroom



Lack of rain gutters



Gymnasium

ASSESSMENT PHOTOS



Pick-up and drop-off



Main parking lot



Gymnasium exterior



Rusted portable ramp



Main building exterior



2-story classroom building

MASTER PLAN PRIORITIES

- **Expand parking capacity** to accommodate current enrollment, reduce congestion during arrival and dismissal, and improve overall campus circulation. This includes evaluating expansion areas and reconfiguring existing spaces for efficiency.
- **Install HVAC systems** in the original classroom wings to replace outdated ventilation and temperature-control systems, improving indoor air quality and comfort for students and staff.
- **Upgrade and expand PE areas** to better support physical education programs, increase usable outdoor activity space, and improve safety and functionality for daily instruction.
- **Address key deferred maintenance needs**, including roofing, exterior doors, hardware, and campuswide paint improvements. Priority roof replacement should begin with the Gym due to its age and condition.
- **Complete ADA upgrades to restrooms** to ensure accessibility, modern standards compliance, and improved functionality for all students.
- **Replace aging portables** with permanent or modular construction to provide higher-quality, long-term instructional environments.
- **Construct a new PE classroom building,** including dedicated spaces for a weight room and locker facilities, to support athletic programs and provide modern, purpose-built indoor instructional space.

CATEGORY	DESCRIPTION	ESTIMATED COST
1. 5-Year Maintenance & Modernization Plan	Repairs, system replacements, accessibility upgrades, and modernization to sustain functionality of existing facilities & infrastructure.	**$12,268,178**
2. Long-Range Vision: Redesign or Build for Modern Standards	Major capital projects, including new construction or repurposing of existing facilities, to address outdated or undersized support spaces, aging portables or programmatic growth.	**$6,500,000**
• *Portable replacement*	*Replace aging portable buildings with new modern permanent or modular facilities that accommodate current programs*	*$6,500,000*
Total Estimated Investment		**$18,768,178**



ITEMIZED COST ESTIMATES

Disclaimer: All cost estimates provided are for preliminary budgeting purposes only. They are intended to define initial planning parameters and should not be interpreted as direct bid quotes or final project costs.

SCHOOL SITE SYSTEMS MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Public Parking	Expand front parking lot, pave lawn area on West side of MPR	$172,000	$51,600	$223,600
Public Parking	Develop new parking lot, pave dirt parking area between Head Start classroom and new early learning classroom	$416,000	$124,800	$540,800
Fencing & Gates	Replace 4' chain link fence in front of school with 6' decorative metal fence	$121,500	$36,450	$157,950
Fencing & Gates	Remove chain link fence at East end of quad near Room 5	$1,000	$300	$1,300
Path of Travel	Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware & thresholds)	$150,000	$45,000	$195,000
Accessibility	Add ADA ramp or lift to access MPR stage	$30,000	$9,000	$39,000
Accessibility	Add ADA ramp entry into Psychology office	$20,000	$6,000	$26,000
				$1,183,650

ADMINISTRATION MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$240,000	$72,000	$312,000
Roofing	Add rain gutters on all drip edges	$28,000	$8,400	$36,400
HVAC	Add new HVAC system for Admin office	$500,000	$150,000	$650,000
HVAC	Add new HVAC system for MPR and kitchen	$800,000	$240,000	$1,040,000
Student Restrooms	Remodel exterior student restrooms (by MPR) for ADA (x2)	$300,000	$90,000	$390,000
Windows	Replace MPR windows (infill panels under windows assumed transite, abatement required)	$28,000	$8,400	$36,400
Flooring	Replace flooring tiles	$88,000	$26,400	$114,400
Ceiling	Replace ceiling tiles	$99,000	$29,700	$128,700
Interior Paint	Paint building interior	$60,000	$18,000	$78,000
Exterior Paint	Paint building exterior	$71,200	$21,360	$92,560
				$2,878,460

ITEMIZED COST ESTIMATES

SOUTH CLASSROOM WING MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$160,000	$48,000	$208,000
Roofing	Add rain gutters on all drip edges	$30,000	$9,000	$39,000
Student Restrooms	Resurface exterior student restrooms (x2)	$180,000	$54,000	$234,000
Electrical	Upgrade electrical, replace breaker panels and add circuits and more outlets in classrooms	$230,400	$69,120	$299,520
HVAC	Add new HVAC system, replace hallway mounted boiler air handler with new HVAC equipment	$1,000,000	$300,000	$1,300,000
Windows	Replace windows (Infill panels under windows are assumed transite, abatement required)	$224,000	$67,200	$291,200
Doors & Hardware	Replace doors and door hardware	$45,000	$13,500	$58,500
Staff Restrooms	Remodel Special Services office interior restroom for ADA (x1)	$80,000	$24,000	$104,000
Cabinets & Counters	Replace classroom cabinets and countertops	$240,000	$72,000	$312,000
Flooring	Replace classroom flooring	$61,440	$18,432	$79,872
Ceiling	Replace classroom ceiling tiles	$69,120	$20,736	$89,856
Interior Paint	Paint building interior	$40,000	$12,000	$52,000
Exterior Paint	Paint building exterior	$57,600	$17,280	$74,880
				$3,142,828

NORTH CLASSROOM WING MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$240,000	$72,000	$312,000
Roofing	Add rain gutters on all drip edges	$38,000	$11,400	$49,400
Electrical	Upgrade electrical, replace breaker panels and add circuits and more outlets in classrooms	$330,000	$99,000	$429,000
HVAC	Add new HVAC system, replace hallway mounted boiler air handler with new HVAC equipment	$1,500,000	$450,000	$1,950,000
Windows	Replace windows (Infill panels under windows are assumed transite, abatement required)	$336,000	$100,800	$436,800
Doors & Hardware	Replace doors and door hardware	$63,000	$18,900	$81,900
Cabinets & Counters	Replace classroom cabinets and countertops	$360,000	$108,000	$468,000
Flooring	Replace classroom flooring	$88,000	$26,400	$114,400
Ceiling	Replace classroom ceiling tiles	$99,000	$29,700	$128,700
Interior Paint	Paint building interior	$55,000	$16,500	$71,500
Exterior Paint	Paint building exterior	$84,800	$25,440	$110,240
				$4,151,940

ITEMIZED COST ESTIMATES

2ND FLOOR ROOMS 118-124 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Roofing	Replace galvanized roof flashing caps	$12,000	$3,600	$15,600
				$15,600

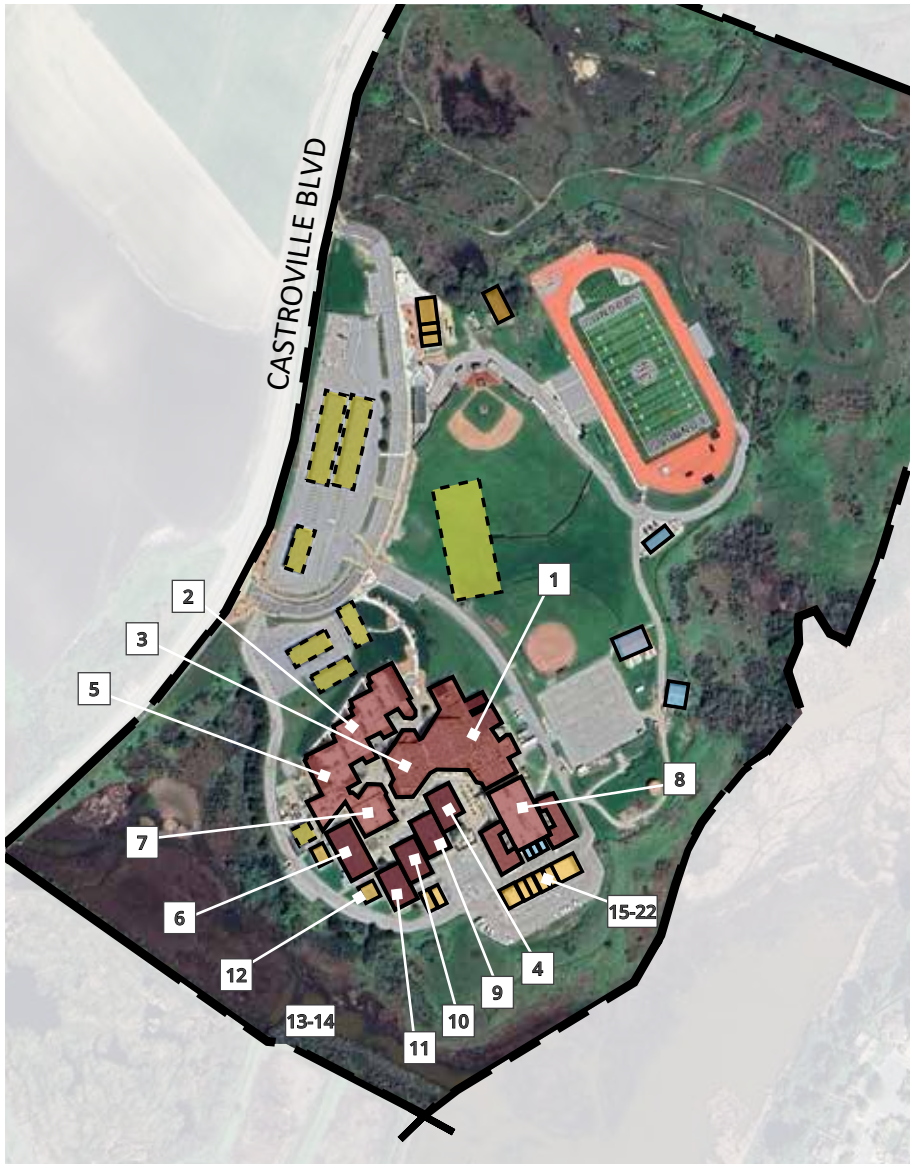
GYMNASIUM MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Roofing	Replace rubber/pvc membrane roof, install permanent roof access ladder with safety cage and harness attachments	$259,400	$77,820	$337,220
Flooring	Replace synthetic sports floor	$240,000	$72,000	$312,000
Electrical	Repair all electrical outlets	$20,000	$6,000	$26,000
Exterior Paint	Patch exterior plaster, repair dry rot on wood trim at roof corners and paint building exterior	$169,600	$50,880	$220,480
				$895,700

FUTURE LONG-TERM MASTER PLAN PROJECTS	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Portable Buildings	Replace Portables 27, 28, 127, 128 with modular/permanent construction when funding is available	$5,000,000	$1,500,000	$6,500,000
				$6,500,000



NORTH MONTEREY COUNTY HIGH SCHOOL

EXISTING SITE PLAN



MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT	CLASSROOM COUNT	DATE BUILT	AGE
1	Building A Admin/MPR/Kitchen	Permanent	32,109	0	1978	46
2	Building B Rooms 1-16	Permanent	19,160	16	1978	46
3	Building C Library	Permanent	12,783	0	1978	46
4	Building D Rooms 70-71	Permanent	4,906	2	1980	44
5	Building E Shops	Permanent	13,068	5	1978	46
6	Building F1 Rooms 30-34	Permanent	7,391	5	1980	44
7	Building F2 Rooms 23-27	Permanent	7,468	5	1978	46
8	Building G Gymnasium	Permanent	24,725	0	1978	46
9	Building H1 Rooms 60-65	Permanent	5,452	6	1980	44
10	Building H2 Rooms 50-55	Permanent	5,452	6	1980	44
11	Building H3 Rooms 40-43	Permanent	5,452	4	1980	44
12	Portable 35	Portable	1,440	1	2005	19
13	Portable 56	Portable	960	1	1996	28
14	Portable 57	Portable	960	1	1996	28
15	Portable 80	Portable	960	1	1988	36
16	Portable 81	Portable	960	1	1988	36
17	Portable 82	Portable	960	1	1988	36
18	Portable 83	Portable	960	1	1988	36
19	Portable 84	Portable	960	1	1988	36
20	Portable 85a-85b	Portable	1,920	2	2005	19
21	Portable Restroom	Portable	480	0	1996	28
22	Portable Restroom	Portable	480	0	1996	28

BUILDING SUMMARY	AREA/SQ. FT.	CLASSROOM COUNT	AVE. AGE
Permanent	137,966	49	45
Portable	11,040	10	30
Totals	**149,006**	**59**	



Overview

North Monterey County High School serves approximately 1,284 students in grades 9–12 and functions as the District's central cooking kitchen for all school sites. Recent upgrades to the surveillance system and bell/clock/intercom network, along with a fully operational fire alarm system, support reliable campus operations. The District is also completing an energy audit to identify HVAC and lighting upgrades that may be funded through future savings. Despite these improvements, the campus faces substantial modernization needs, aging building systems, ADA deficiencies, portable classrooms at full life expectancy, and instructional spaces, including CTE, athletics, and the Forum/Multipurpose Room, that require major renovation. Stakeholders emphasized improved HVAC, expanded PE and athletic facilities, and updated restrooms, while K12 Partners identified broader deferred maintenance and long-range capital needs.

Site-Wide Improvements

Campus-wide improvements focus on circulation, ADA access, and athletic support areas. Site needs include a new ADA path behind the softball backstop with accessible routes to bleachers, dugouts, and exterior basketball courts; repaving the asphalt fire lane on the north side of campus; and expansion of front-of-school parking by paving lawn areas adjacent to the Multipurpose Room. A second smaller gym is suggested to support PE and athletic overflow, to be located near the exterior basketball courts and designed with restrooms only. Additional ADA path-of-travel improvements are needed throughout the site, including grade corrections, hazard removal, and door hardware upgrades.

Building Improvements

Permanent buildings require significant modernization. In the Administration Building, Forum/Multipurpose Room, Library, and central kitchen, improvements include hazardous-material abatement, replacement of exterior doors and hardware, new HVAC for the Forum, kitchen, and offices, ADA restroom upgrades, reconfiguration of the Forum including A/V booth relocation and floor leveling, new kitchen electrical capacity, new food-grade finishes, and interior and exterior paint. Classroom wings across the campus require similar scopes: hazardous-material abatement, new roof-mounted HVAC units to replace heat-only systems, full roof replacement with new rain gutters, window replacement with abatement of assumed transite panels, new exterior doors and hardware, ADA restroom upgrades where applicable, and interior/exterior paint. The Gym requires major repairs including complete roof replacement, dry-rot structural repairs, new gutters, a permanent roof access ladder, remodeled locker rooms, improved ventilation, and paint. Portable classrooms, including SPED, CTE support, and general instruction buildings, have reached full life expectancy and should be replaced with permanent or modular construction.

Priority Projects

Priority needs reflect K12 Partners' recommendations and stakeholder input. High-priority items include deferred maintenance projects such as roof replacements, especially the Gym and Classroom Wing 17–22, along with districtwide door and paint upgrades. Both groups emphasize the need for HVAC in all classrooms, replacement of aging portables, and ADA restroom improvements. Expansion of PE and athletic facilities, including construction of a second gym, remains a major long-term need. Collectively, these priorities point to focusing on HVAC upgrades, roofing and deferred maintenance, ADA compliance, portable replacement, and expanded PE and Multipurpose Room capacity.

ASSESSMENT PHOTOS



Possible transite window panels



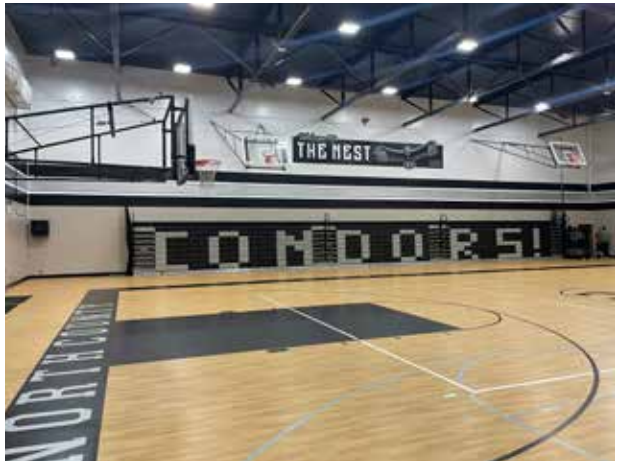
Multipurpose room



Multipurpose room



Dry Rot & Water Damage



Gymnasium



Old and dirty carpet

ASSESSMENT PHOTOS



Outdated doors and hardware



Gymnasium roof water damage



Repave asphalt



Rusted window frames



Poor air quality, teachers using fans in doorways



Exterior condition of portable classrooms

MASTER PLAN PRIORITIES

- **Add HVAC units in all classrooms** to improve indoor air quality, ventilation, and temperature control, particularly in the original classroom wings that currently lack adequate systems.
- **Address key deferred maintenance needs**, including roofing, exterior doors, door hardware, and campus-wide paint. Priority roofing should focus on the Gym and Classroom Wing 17–22, where existing roof systems are aging and increasingly prone to leaks and deterioration.
- **Upgrade all restrooms for full ADA compliance**, including accessibility improvements, fixture upgrades, and modern finishes to meet current standards and support student and staff needs.
- **Modernize and upgrade the Forum/MPR and Kitchen**, enhancing assembly capacity, ADA access, interior finishes, and meal service operations. Improvements should also address outdated flooring, ceiling systems, and food-service infrastructure.
- **Plan for long-term replacement of portable classrooms (Rooms 80–85)**, which have reached full life expectancy, with modern permanent or modular buildings that provide improved durability, instructional quality, and accessibility.
- **Remodel the boys' and girls' locker room**s to improve accessibility, privacy, ventilation, finishes, and functionality for PE and athletics programs.
- **Construct a second gymnasium** to relieve overcrowding, expand PE and athletics programming, support practice and competition scheduling, and provide additional indoor space for school and community events.

CATEGORY	DESCRIPTION	ESTIMATED COST
1. 5-Year Maintenance & Modernization Plan	Repairs, system replacements, accessibility upgrades, and modernization to sustain functionality of existing facilities & infrastructure.	**$24,595,506**
2. Long-Range Vision: Redesign or Build for Modern Standards	Major capital projects, including new construction or repurposing of existing facilities, to address outdated or undersized support spaces, aging portables or programmatic growth.	**$19,760,000**
• *Practice gymnasium*	*Add 2nd smaller gym for PE and athletic event overflow, include restrooms only, no locker rooms. Locate on asphalt adjacent to exterior basketball courts*	*$10,010,000*
• *Portable replacement*	*Replace aging portable classrooms and restrooms with new modern permanent or modular facilities*	*$9,750,000*
Total Estimated Investment		**$44,355,506**



ITEMIZED COST ESTIMATES

Disclaimer: All cost estimates provided are for preliminary budgeting purposes only. They are intended to define initial planning parameters and should not be interpreted as direct bid quotes or final project costs.

SCHOOL SITE SYSTEMS MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Asphalt Paving	Repave asphalt fire lane on North side of school from main entrance to back parking lot	$236,160	$70,848	$307,008
Path of Travel	Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware & thresholds)	$225,000	$67,500	$292,500
Path of Travel	Add ADA path of travel behind backstop, include bleacher pads and sidewalks from bleachers and dugouts to exterior basketball courts	$87,200	$26,160	$113,360
Accessibility	Add ADA ramp to built-in risers in Band Classroom 94	$25,000	$7,500	$32,500
				$745,368

ADMIN/MPR/KITCHEN MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Student Restrooms	Remodel exterior student restrooms (x2) by Room 70 for ADA, remodel interior student restrooms (x2) by Room 94 for ADA	$600,000	$180,000	$780,000
Doors & Hardware	Replace exterior doors and door hardware	$171,000	$51,300	$222,300
Windows	Replace windows (infill panels under windows assumed transite, abatement required)	$315,000	$94,500	$409,500
Interior Reconfiguration	Remodel Forum/MPR room, fill and level floor to match existing grade of stage and entry doors, remove all interior stairs and ramp,relocate A/V booth/equipment/controls to back (West) wall, remove current A/V booth in center of room, replace stage hardwood floor, resurface interior (LVT/LVP floors, acoustic wall panels, ceiling tiles)	$1,100,000	$330,000	$1,430,000
Interior Reconfiguration	Remodel kitchen, upgrade electrical panels (add circuits and outlets to support all equipment), replace kitchen grease trap, replace kitchen food grade tile flooring, add stainless steel wall panels to 4' high in kitchen service hallway, replace all T-bar ceiling tiles with new food grade washable tiles, relocate smoke/heat detector in front of steam ovens to eliminate routine false alarms	$750,000	$225,000	$975,000
Interior Paint	Paint building interior	$190,000	$57,000	$247,000
				$4,334,200

ITEMIZED COST ESTIMATES

GYMNASIUM MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Roofing	Replace entire roof (flat rubber/pvc membrane and sloped shingle sections), replace flat roof on covered corridor outside gym, replace wood pillars supporting covered corridor roof (extensive water damage and dry rot at bottom of pillars where ground contact occurs), replace rain gutters, install permanent roof access ladder with safety cage and harness attachments	$963,000	$288,900	$1,251,900
Doors & Hardware	Replace exterior doors and door hardware	$110,000	$33,000	$143,000
Interior Reconfiguration	Remodel Girl's and Boy's locker rooms, keep 2 private showers only in each locker room, remove large group showers and create secure athletic storage in shower footprint, add powered exhaust fans (x2) in each locker room to improve indoor air quality	$440,000	$132,000	$572,000
Interior Paint	Paint building interior	$140,000	$42,000	$182,000
Exterior Paint	Paint building exterior	$188,800	$56,640	$245,440
				$2,394,340

CLASSROOMS 1-4 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$120,000	$36,000	$156,000
HVAC	Install roof mounted HVAC units to improve indoor air quality	$875,000	$262,500	$1,137,500
Roofing	Replace entire roof, rubber/pvc membrane and sloped shingle sections, replace rain gutters	$242,500	$72,750	$315,250
Staff Restrooms	Remodel staff restroom (x1) in mail/copy room for ADA	$80,000	$24,000	$104,000
Windows	Replace windows (infill panels under windows assumed transite, abatement required)	$56,000	$16,800	$72,800
Doors & Hardware	Replace exterior doors and door hardware	$40,500	$12,150	$52,650
Interior Paint	Paint building interior	$35,000	$10,500	$45,500
Exterior Paint	Paint building exterior	$48,000	$14,400	$62,400
				$1,946,100

ITEMIZED COST ESTIMATES

CLASSROOMS 5-10 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$120,000	$36,000	$156,000
HVAC	Install roof mounted HVAC units to improve indoor air quality	$875,000	$262,500	$1,137,500
Roofing	Replace entire roof, rubber/pvc membrane and sloped shingle sections, replace rain gutters	$242,500	$72,750	$315,250
Staff Restrooms	Remodel staff restroom (x1) in mail/copy room for ADA	$80,000	$24,000	$104,000
Windows	Replace windows (infill panels under windows assumed transite, abatement required)	$56,000	$16,800	$72,800
Doors & Hardware	Replace exterior doors and door hardware	$40,500	$12,150	$52,650
Interior Paint	Paint building interior	$35,000	$10,500	$45,500
Exterior Paint	Paint building exterior	$48,000	$14,400	$62,400
				$1,946,100

CLASSROOMS 11-16 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$120,000	$36,000	$156,000
HVAC	Install roof mounted HVAC units to improve indoor air quality	$875,000	$262,500	$1,137,500
Roofing	Replace entire roof, rubber/pvc membrane and sloped shingle sections, replace rain gutters	$242,500	$72,750	$315,250
Staff Restrooms	Remodel staff restroom (x1) in mail/copy room for ADA	$80,000	$24,000	$104,000
Windows	Replace windows (infill panels under windows assumed transite, abatement required)	$56,000	$16,800	$72,800
Doors & Hardware	Replace exterior doors and door hardware	$40,500	$12,150	$52,650
Interior Paint	Paint building interior	$35,000	$10,500	$45,500
Exterior Paint	Paint building exterior	$48,000	$14,400	$62,400
				$1,946,100

CLASSROOMS 17-22 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$220,000	$66,000	$286,000
HVAC	Install roof mounted HVAC units to improve indoor air quality	$750,000	$225,000	$975,000
Roofing	Replace entire roof, rubber/pvc membrane and sloped shingle sections, replace rain gutters	$432,000	$129,600	$561,600
Windows	Replace windows (infill panels under windows assumed transite, abatement required)	$168,000	$50,400	$218,400
Doors & Hardware	Replace exterior doors and door hardware	$54,000	$16,200	$70,200
Interior Paint	Paint building interior	$70,000	$21,000	$91,000
Exterior Paint	Paint building exterior	$94,400	$28,320	$122,720
				$2,324,920

ITEMIZED COST ESTIMATES

CLASSROOMS 23-29 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$140,000	$42,000	$182,000
HVAC	Install roof mounted HVAC units to improve indoor air quality	$875,000	$262,500	$1,137,500
Roofing	Replace rubber/pvc membrane roof, replace rain gutters	$256,000	$76,800	$332,800
Windows	Replace windows	$168,000	$50,400	$218,400
Doors & Hardware	Replace exterior doors and door hardware	$63,000	$18,900	$81,900
Interior Paint	Paint building interior	$38,000	$11,400	$49,400
Exterior Paint	Paint building exterior	$54,800	$16,440	$71,240
				$2,073,240

CLASSROOMS 30-34 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$100,000	$30,000	$130,000
HVAC	Install roof mounted HVAC units to improve indoor air quality, remove heat only mechanical units in attic space	$700,000	$210,000	$910,000
Windows	Replace storefront windows, current window frames are rusted through (infill panels under windows assumed transite, abatement required)	$102,000	$30,600	$132,600
Doors & Hardware	Replace exterior doors and door hardware	$54,000	$16,200	$70,200
Interior Paint	Paint building interior	$35,000	$10,500	$45,500
Exterior Paint	Paint building exterior	$59,200	$17,760	$76,960
				$1,365,260

CLASSROOMS 40-44 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$100,000	$30,000	$130,000
HVAC	Install roof mounted HVAC units to improve indoor air quality, remove heat only mechanical units in attic space	$700,000	$210,000	$910,000
Windows	Replace storefront windows, current window frames are rusted through (infill panels under windows assumed transite, abatement required)	$102,000	$30,600	$132,600
Doors & Hardware	Replace exterior doors and door hardware	$54,000	$16,200	$70,200
Interior Paint	Paint building interior	$35,000	$10,500	$45,500
Exterior Paint	Paint building exterior	$49,920	$14,976	$64,896
Roofing	Replace rain gutters, replace standoff fascia	$48,000	$14,400	$62,400
				$1,415,596

ITEMIZED COST ESTIMATES

CLASSROOMS 50-55 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$100,000	$30,000	$130,000
HVAC	Install roof mounted HVAC units to improve indoor air quality, remove heat only mechanical units in attic space	$700,000	$210,000	$910,000
Windows	Replace storefront windows, current window frames are rusted through (infill panels under windows assumed transite, abatement required)	$102,000	$30,600	$132,600
Doors & Hardware	Replace exterior doors and door hardware	$54,000	$16,200	$70,200
Interior Paint	Paint building interior	$35,000	$10,500	$45,500
Exterior Paint	Paint building exterior	$49,920	$14,976	$64,896
Roofing	Replace rain gutters, replace standoff fascia	$48,000	$14,400	$62,400
				$1,415,596

CLASSROOMS 60-65 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$100,000	$30,000	$130,000
HVAC	Install roof mounted HVAC units to improve indoor air quality, remove heat only mechanical units in attic space	$700,000	$210,000	$910,000
Windows	Replace storefront windows, current window frames are rusted through (infill panels under windows assumed transite, abatement required)	$102,000	$30,600	$132,600
Doors & Hardware	Replace exterior doors and door hardware	$54,000	$16,200	$70,200
Interior Paint	Paint building interior	$35,000	$10,500	$45,500
Exterior Paint	Paint building exterior	$49,920	$14,976	$64,896
Roofing	Replace rain gutters, replace standoff fascia	$48,000	$14,400	$62,400
				$1,415,596

CLASSROOMS 70-71 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Hazardous Material Removal	Test for and abate as required any asbestos containing building materials (ACBMs) and lead based painted surfaces	$100,000	$30,000	$130,000
HVAC	Install roof mounted HVAC units to improve indoor air quality, remove heat only mechanical units in attic space	$500,000	$150,000	$650,000
Windows	Replace storefront windows, current window frames are rusted through (infill panels under windows assumed transite, abatement required)	$67,200	$20,160	$87,360
Doors & Hardware	Replace exterior doors and door hardware	$31,500	$9,450	$40,950
Interior Paint	Paint building interior	$25,000	$7,500	$32,500
Exterior Paint	Paint building exterior	$48,000	$14,400	$62,400
Roofing	Replace rain gutters, replace standoff fascia	$42,000	$12,600	$54,600
				$1,057,810

ITEMIZED COST ESTIMATES

PORTABLES MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Interior Paint	Paint building interior	$46,000	$13,800	$59,800
Exterior Paint	Paint building exterior	$119,600	$35,880	$155,480
				$215,280

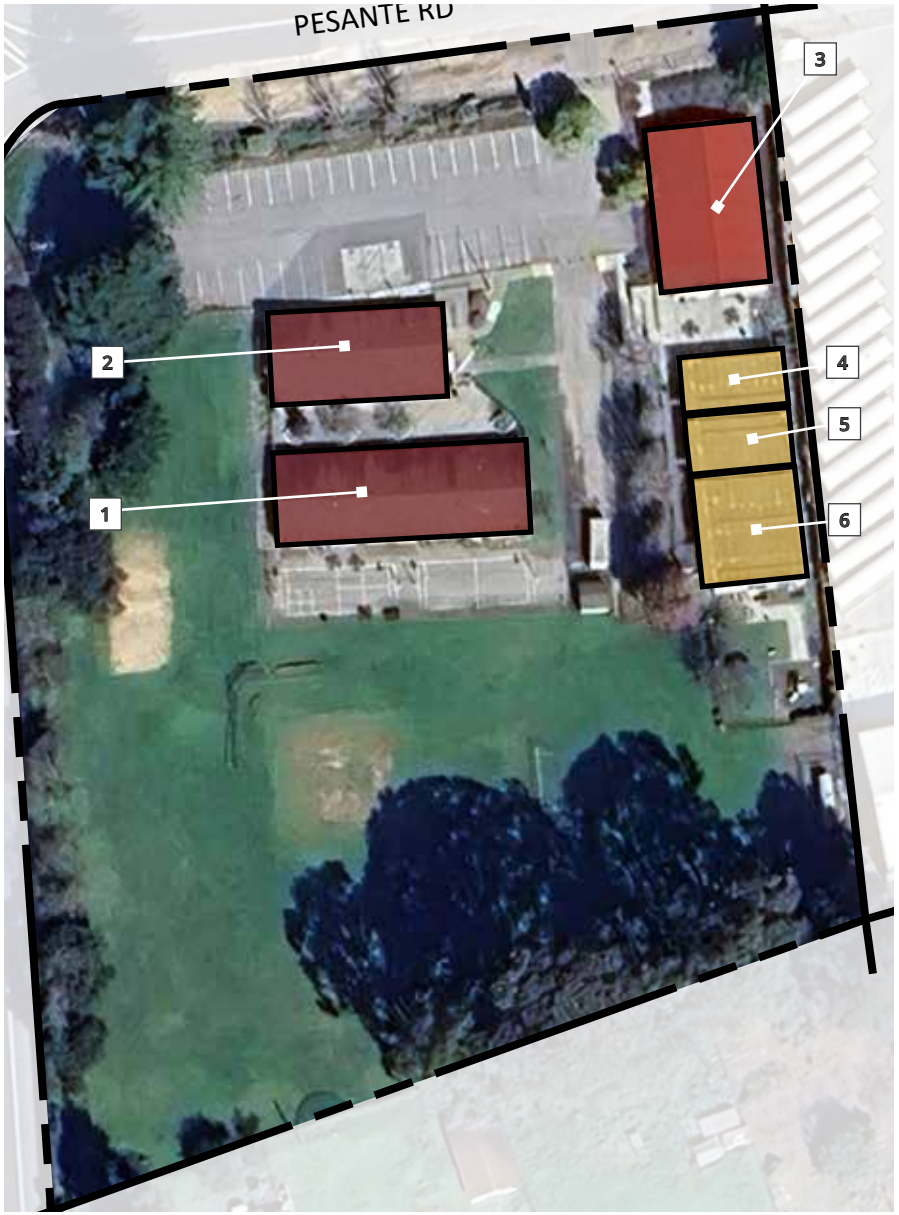
FUTURE LONG-TERM MASTER PLAN PROJECTS	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Gymnasium	Add 2nd smaller gym for PE and athletic event overflow, include restrooms only, no locker rooms. Locate on asphalt adjacent to exterior basketball courts	$7,700,000	$2,310,000	$10,010,000
Classrooms	Replace Portables 35 - 37, 56 & 57, 80 - 85 & restrooms with modular/permanent construction when funding is available	$7,500,000	$2,250,000	$9,750,000
				$19,760,000



CENTRAL BAY

HIGH SCHOOL

EXISTING SITE PLAN



MAP ID	BUILDING NAME	CONSTRUCTION TYPE	AREA/SQ. FT	CLASSROOM COUNT	DATE BUILT	AGE
1	Admin/MPR/Rooms 1-3	Permanent	3,520	3	1991	33
2	Rooms 4-6	Permanent	2,464	3	1991	33
3	Rooms 7a-7b	Permanent	2,800	1	2021	3
4	Portable 8	Portable	960	1	1995	29
5	Portable 9	Portable	960	1	1995	29
6	Portable 10	Portable	1,920	0	2004	20

BUILDING SUMMARY	AREA/SQ. FT.	CLASSROOM COUNT	AVE. AGE
Permanent	8,784	7	23
Portable	3,840	2	26
Totals	**12,624**	**9**	



Overview

Central Bay High School serves a small continuation high school population in a compact campus configuration with a mix of permanent classrooms, a Multipurpose Room, administrative spaces, and several portable buildings. Recent upgrades to the video surveillance system, bell/clock/intercom network, and fire alarm panel support reliable day-to-day operations. However, the site faces ongoing deferred maintenance needs, aging building systems, drainage and erosion issues along the hillside, and exterior conditions that require repair. Stakeholders emphasized the need for new roofs, flooring, improved HVAC systems, and full exterior repainting, while K12 Partners identified similar needs along with site security and perimeter fencing improvements.

Site-Wide Improvements

Campus-wide improvements focus on drainage, security, parking, and accessibility. Straw wattles should be installed on the hillside below Rooms 8–10 to control erosion and stormwater runoff. The driveway entrance should be widened, and the front parking lot requires patching and sealing to improve circulation and safety. Security upgrades include installing eight-foot chain link fencing along the property frontage and creating a secure enclosure behind Rooms 7A–7B. ADA path-of-travel upgrades are also needed campus-wide, including trip hazard corrections, grade adjustments, and updated door hardware.

Building Improvements

Permanent and portable buildings require modernization and deferred maintenance. In the Administration Building and multipurpose area, improvements include replacement of the shingle roof, new split-system HVAC units, replacement of VCT flooring with LVT, upgrades to the kitchen cabinets, counters, and plumbing, repair of water-damaged T-111 siding, and exterior paint. Classrooms in Rooms 4–6 require restroom resurfacing, sewer line inspection and repair, new roofing, new HVAC units, LVT flooring, and exterior siding repairs and paint. Rooms 7A–7B require exterior paint to address weathering. Portable classrooms in Rooms 8–10 need new roofs, with Room 10 experiencing active leaks, and full exterior repainting. Collectively, these improvements address aging systems, interior finishes, and water-related deterioration across the site.

Priority Projects

Priority needs reflect both stakeholder concerns and K12 Partners' recommendations. Stakeholders identified roof and flooring replacement, new HVAC units, and exterior siding repair and paint as their top concerns. K12 Partners identified many of the same needs while also emphasizing site security enhancements through frontage fencing and addressing deferred maintenance across all permanent and portable buildings, particularly roof replacements in the Administration Building and Classroom Wings 1–3, 4–6, and 8–10. Both groups agree that roofing, HVAC replacement, exterior repairs, and painting are the highest-priority items needed to restore building performance and improve student learning environments.

ASSESSMENT PHOTOS



Interior condition of flooring



Entrance driveway



Main office and multipurpose room



Multipurpose room



Asphalt courts and exterior mechanical units



Portable classrooms

MASTER PLAN PRIORITIES

- **Replace aging HVAC units** throughout the campus to improve indoor air quality, ventilation, and temperature control, ensuring reliable comfort for students and staff.
- **Complete major deferred maintenance projects**, including roofing, exterior doors, door hardware, and campus-wide paint. Priority roof replacements should focus on the Administration Building, Rooms 1–3, Rooms 4–6, and Rooms 8–10, where roof systems are approaching the end of their useful life.
- **Repair damaged exterior siding and complete full exterior painting** to improve building durability, weather protection, and overall campus appearance.
- **Upgrade perimeter fencing along the street frontage** to enhance campus security, improve site control, and establish a more defined and safeguarded main entry boundary.
- **Replace worn flooring in classrooms and support spaces** to improve safety, durability, and interior learning conditions.

CATEGORY	DESCRIPTION	ESTIMATED COST
1. 5-Year Maintenance & Modernization Plan	Repairs, system replacements, accessibility upgrades, and modernization to sustain functionality of existing facilities & infrastructure.	**$1,288,560**
Total Estimated Investment		**$1,288,560**



ITEMIZED COST ESTIMATES

Disclaimer: All cost estimates provided are for preliminary budgeting purposes only. They are intended to define initial planning parameters and should not be interpreted as direct bid quotes or final project costs.

SCHOOL SITE SYSTEMS MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Landscaping	Add straw wattles on hill below Rooms 8 - 10 to control storm water runoff and erosion	$1,000	$300	$1,300
Public Parking	Widen driveway entrance, patch and seal asphalt parking lot in front of school	$32,000	$9,600	$41,600
Fencing & Gates	Add 8' chain link perimeter fence on property line from driveway entrance to NE property corner	$10,400	$3,120	$13,520
Fencing & Gates	Add 8' chain link fence from 7B to perimeter fence line to prevent student access behind classrooms	$2,700	$810	$3,510
Path of Travel	Hold allowance for ADA path of travel improvements (grade correction, trip hazards, door hardware & thresholds)	$50,000	$15,000	$65,000
				$124,930

ADMIN BUILDING MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Roofing	Replace shingle roof, Room 2 has roof leak	$104,000	$31,200	$135,200
HVAC	Replace HVAC units (x4), split units with indoor roof mounted air handlers	$120,000	$36,000	$156,000
Flooring	Replace all VCT flooring with LVT flooring	$20,800	$6,240	$27,040
Cabinets & Counters	Replace cabinet, countertop, sink and sink plumbing in MPR kitchen, connect new MPR hot water heater overflow pan into MPR sink drain	$38,000	$11,400	$49,400
Exterior Paint	Paint building exterior, selective replacement of T-111 siding to repair water damage	$54,600	$16,380	$70,980
				$438,620

CLASSROOMS 4-6 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Student Restrooms	Resurface student restrooms (x2), perform camera inspection of boys' restroom sewer and repair as necessary	$185,000	$55,500	$240,500
Roofing	Replace shingle roof	$78,000	$23,400	$101,400
HVAC	Replace HVAC units (x3), split units with indoor roof mounted air handlers	$90,000	$27,000	$117,000
Flooring	Replace all VCT flooring with LVT flooring	$14,400	$4,320	$18,720
Exterior Paint	Paint building exterior, selective replacement of T-111 siding to repair water damage	$42,300	$12,690	$54,990
				$532,610

ITEMIZED COST ESTIMATES

CLASSROOMS 7A-7B MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Exterior Paint	Paint building exterior	$34,400	$10,320	$44,720
				$44,720

PORTABLES 8-10 MODERNIZATION SCOPE	DESCRIPTION & CORRECTIVE ACTION	CONSTRUCTION COST	SOFT COST (30%)	TOTAL COST ESTIMATE
Roofing	Replace portable roofs, Room 10 has roof leak	$88,000	$26,400	$114,400
Exterior Paint	Paint building exterior	$25,600	$7,680	$33,280
				$147,680

FACILITIES MASTER PLAN