

San Juan Unified School District

Facilities Committee



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

We commit to:

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

AGENDA

Tuesday, February 3, 2026
District Office Board Room - 6:30 p.m.

- | | |
|---|----------------------------|
| I. CALL TO ORDER – 6:30 p.m. | (Cockrell) |
| II. VISITOR COMMENTS* | (Cockrell) |
| III. BUSINESS ITEMS | |
| 1. Approval of the Minutes – January 6, 2026 - A
<i>(Materials provided: pages 2-3)</i> | (Cockrell) |
| 2. Board Member Update - R | (B. Avey) |
| 3. Sylvan Middle School Design Program – R/D
<i>(Materials provided: pages 3-7)</i> | (DLR Group/6D PMCM) |
| 4. Ralph Richardson Center Design Program – R/D | (19six/Capital PM) |
| IV. ADJOURNMENT – 8:00 p.m. | (Cockrell) |

A = Action; R = Report; D = Discussion

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

San Juan Unified School District

Facilities Committee



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

We commit to:

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

AGENDA

Tuesday, January 6, 2026
District Office Board Room - 6:30 p.m.

I. CALL TO ORDER – 6:30 p.m.

(Cockrell)

The meeting was called to order by Mr. Cockrell at 6:38 p.m.

II. VISITOR COMMENTS*

(Cockrell)

There were no visitor comments.

III. BUSINESS ITEMS

1. Approval of the Minutes – November 4, 2025 - A

(Cockrell)

(Materials provided: pages 2-3)

Motion to approve the minutes was made by Mr. Morton and seconded by Mr. Alvarado. The minutes were approved unanimously.

2. Board Member Update - R

(B. Avey)

Mr. Avey was unable to attend the meeting. No report was given.

3. Facility Master Planning – R/D

(Arps/JKAE/VM3)

The item was introduced by Mr. Arps, Director of Facilities, Construction, and Modernization. Mr. Arps explained the process and purpose of the Facility Master Plan (FMP) dashboard, using Laurel Ruff Transitional School as an example. He demonstrated how the scoring matrix and related algorithms generate a final score for each school site. The FMP can also display individual site needs, including budget considerations, roofing, HVAC, deficiencies, and other infrastructure factors.

Mr. Camarda added that the FMP serves multiple functions, including scoring rubrics, prioritization, state matching funds, enrollment, capacity analysis, and more. He described how his team reviews all building assessments and develops budgets based on infrastructure needs, with soft costs added afterward. Mr. Camarda explained that the FMP does not necessarily prioritize Laurel Ruff Transitional School and the Ralph Richardson Center, as they are specialty sites. He noted that he and his team would like to begin with these Special Education centers to address their significant needs. Although enrollment may be smaller than at other sites, their facility needs are substantial.

A = Action; R = Report; D = Discussion

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

4. Laurel Ruff Transitional School Design Program – R/D

(ICS/JKAE)

The item was introduced by Derek Lebreque, Partner at JKAE, and Meredith Collins, CFO of ICS. Ms. Collins shared the project’s program and design schedules to date. She noted that the design team is scheduled to meet with the District’s Maintenance and Operations team next week to better understand campus issues from an end-user perspective. By the end of March 2026, the team anticipates having a finalized program schedule.

Mr. Lebreque reported that the site does not have a traditional summer break, as the campus remains in use year-round. This will present additional design and construction challenges compared to a standard school site with a summer recess.

Andrew Todd, Architect at JKAE, added that the site demonstrates significant facility needs. The design team will conduct an in-depth assessment to better understand the school’s requirements. Mr. Todd referenced staff surveys, staff meetings, and his participation in the “Day in the Life at Laurel Ruff” visit on December 18, 2025. He described the experience as impactful, noting the dedication of the students and staff and their excitement for the proposed improvements. Mr. Todd also shared a virtual tour of the campus, highlighting various rooms and areas.

Ms. Dayle Cantrall, Program Administrator for Special Education at Laurel Ruff, spoke about the campus, her students, and daily student activities. She expressed enthusiasm for the project, noting that it will also serve as a learning experience for students. Ms. Cantrall shared her confidence in the project team’s ability to maintain student safety during construction while creating an engaging learning opportunity. One of her primary goals for the project is improving the student drop-off area to make it safer and more functional.

Committee members provided comments and asked questions which staff addressed.

5. Future Agenda Items - D

(Cockrell/Camarda)

- Sylvan MS Design Program
- Ralph Richardson Design Program
- Developer Fee Justification Study

Mr. Camarda reviewed potential agenda items for upcoming meetings and noted that the Ralph Richardson Center team will be invited to a future meeting to present an overview of the upcoming project. Several committee members expressed interest in site tours. Mr. Camarda advised members to contact him or his assistant to arrange tours.

IV. ADJOURNMENT – 8:00 p.m.

(Cockrell)

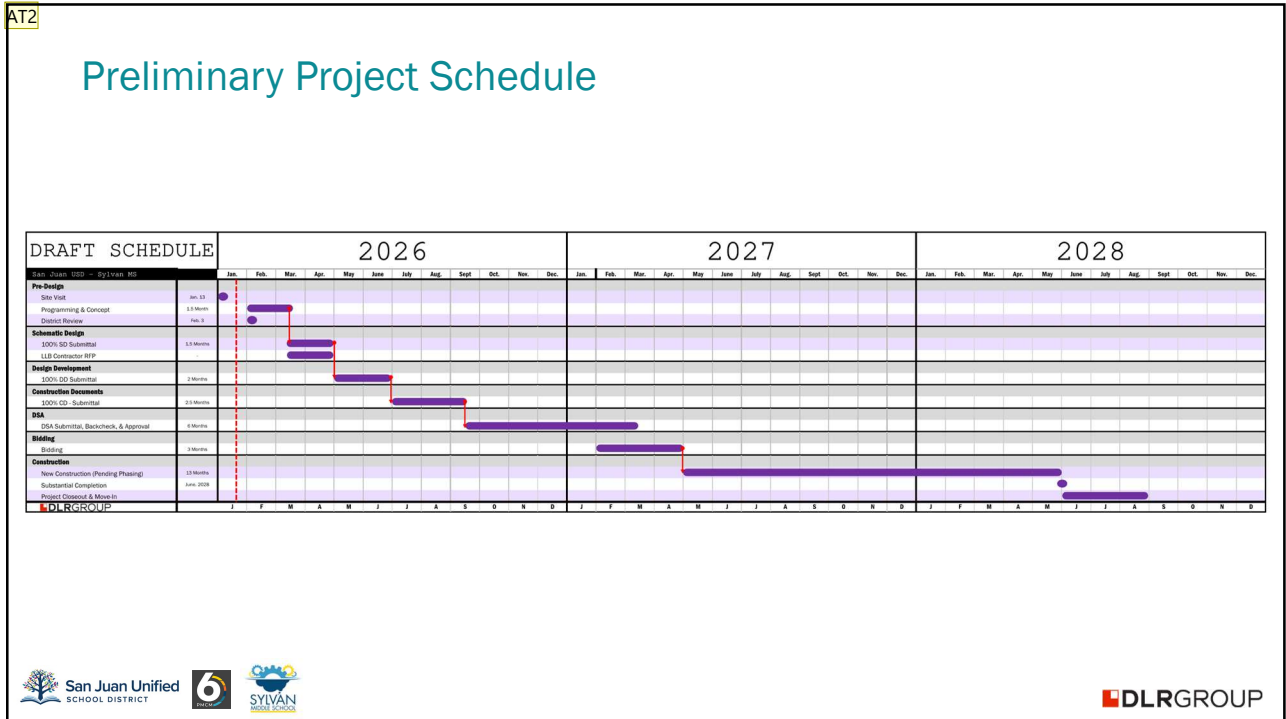
There being no further business or discussion, Mr. Cockrell adjourned the meeting at 8:01 p.m.

A = Action; R = Report; D = Discussion

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



1



2

Meet Your Team – Dedicated to San Juan Unified School District



Melissa Szpik, AIA
Client Leader
Principal In Charge

Chris McGiff-Brown
Senior K-12 Design Leader

Jeremy Kosack
Project Manager

Robert Hollis
Designer

Yusuf Suhandi
Interior Designer



3

Our Team



ARCHITECTURE



STRUCTURAL



ELECTRICAL



MECHANICAL



CIVIL



LANDSCAPE



LOW VOLTAGE



COST ESTIMATING



4

Pre-Design Process

- Understanding and validating the **Facility Master Plan**.
- Understanding the **Existing Conditions**.
- Understand the Needs/Wants to establish **Scope**.
 - Meeting with Facilities
 - 2-3 Staff/User Group Meetings
- Research **Cost Effective** design solutions.
- Prepare **Programming** Document.
- Prepare **Budget** analysis based on preliminary scope.

2015 Concepts



5

Engaging All Stakeholders



Facilities Committee




District Admin
Ops Teams
Transportation




Teachers
Staff
Site Admin

6



SYLVAN MIDDLE SCHOOL (SYLVAN)
7085 Auburn Boulevard | Citrus Heights, CA 95821 | (916) 971-7873 | [google map location](#)



Index

- 1 FMP Introduction / Campus Overview
- 2 Campus Data
- 3 Facility Condition Assessment Summary
- 4 Site Plan
- 5 FMP Summary Goals
- 6 Staff Engagement
- 7 Community Engagement

Campus Overview

Sylvan Middle School, situated in Citrus Heights, California, embodies its mission to cultivate a positive learning environment where students are inspired to achieve their full potential academically and socially. With a commitment to fostering critical thinking, creativity, and respect among its diverse student body, Sylvan prepares students to become responsible citizens equipped for future success.


School Highlights:

- Univise extracurriculars and activities
- AVID Program

FMP Guiding Principles

- 1 **Schools as Center of Community**
Staff, students, and families work collaboratively to develop beneficial partnerships within the local community and deliver a welcoming experience that represents a community's past, present, and future.
- 2 **Supporting the Whole Learner**
Providing students with strong, supporting learning environment by integrating inclusive support and wellness spaces for both students and staff, helping to alleviate students of any elements diverting them from their educational goals.
- 3 **Education for All Learners**
Create teaching and learning environments that are interactive, adaptable, and flexible, based upon the appropriate educational paradigms.
- 4 **College & Career Readiness**
To create exploratory and specialist learning environments and advisory spaces to support student success.
- 5 **Equity, Integration, Inclusion**
Attention to equity and access for all students, providing equal array of cultural engagement activities and the ability for all students to succeed. Interventions to better every student and their individual needs. Promoting individual professional development opportunities to reflect the future of teaching and inclusion.

Sylvan Middle School Main Building




Outreach and Engagement

- 2/11/2024 to 4/1/2024 - Internal district staff survey
- 4/2/2024 to 5/18/2024 - Community survey
- 4/29/2024 - Faculty Condition Assessment at Sylvan Middle School
- 4/24/2024 - Outreach meeting at Mesa Verde High School
- A graphical template was used to gather visionary data from the public. Comment cards were distributed and collected.

Summary of Needs & Wants

- Provide school entry improvements of vehicle circulation, parking and drop-off, as well as landscaping.
- Provide additional student support, small group, resource rooms and special education spaces.
- Improve high-quality outdoor learning spaces.
- Provide flexible state-of-the-art classrooms and reduce portables.
- Upgrade play fields and athletics with new gym and locker rooms.
- Enhance science and CTE/Maker spaces.




San Juan Unified School District Facility Master Plan 2024
Last Updated: December 2024

2024 OVERALL GRADE


Category	Grade	#Basis	SCC
Exterior Enclosure	B+	88%	.12
Roofing	A	96%	.04
Interior Construction	A	98%	.02
Interior Finishes	C	76%	.24
Plumbing	A	99%	.01
HVAC	B-	86%	.14
Fire Protection	A	99%	.01
Electrical	A	97%	.03
Site	A	n/a	n/a

San Juan Unified School District Facility Master Plan 2024
Last Updated: December 2024


7



SYLVAN MIDDLE SCHOOL (SYLVAN)
Floor Plan



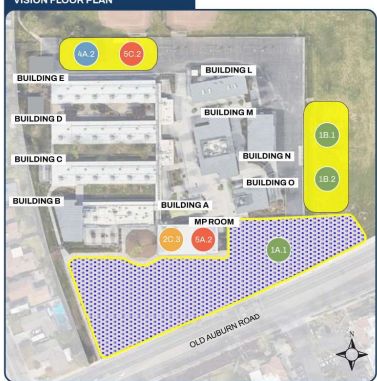
EXISTING FLOOR PLAN



EXISTING PROGRAMMING

Classroom	TK & Kindergarten	Food Service
Science Classroom	Music / Art	Special Education
Administration	Library / Media	CTE
MP/Athletics	Computer Lab	Restroom / Lockers
Building Support	Student Support	

VISION FLOOR PLAN



FMP PLANNING LEGEND

- Modernization
- New Construction

MAP DESCRIPTION

Existing Floor Plan
An aerial view with a room utilization color key representing the 23/24 school year.

Vision Floor Plan
Demonstrates proposed improvements based upon campus building and educational needs.


FMP GUIDING PRINCIPLE KEY

- 1 **Schools as Center of Community**
 - 1A.1 School Entry Improvements
 - 1B.1 Gymnasium
 - 1B.2 Locker Room
- 2 **Supporting the Whole Learner**
 - 2C.3 Kitchen
- 4 **College & Career Readiness**
 - 4A.2 Classroom
- 5 **Equity, Integration, Inclusion**
 - 5A.2 Restrooms
 - 5C.2 TBD

Scope of modernization and new construction shown for planning purposes only. Final scope, program, and replacement will be completed as projects are funded and move forward.

Preliminary Scope:

- Parking, Drop-off and Access
- Classrooms
- Gymnasium



San Juan Unified School District Facility Master Plan 2024
Last Updated: December 2024

2024 OVERALL GRADE

Category	Grade	#Basis	SCC
Exterior Enclosure	B+	88%	.12
Roofing	A	96%	.04
Interior Construction	A	98%	.02
Interior Finishes	C	76%	.24
Plumbing	A	99%	.01
HVAC	B-	86%	.14
Fire Protection	A	99%	.01
Electrical	A	97%	.03
Site	A	n/a	n/a

San Juan Unified School District Facility Master Plan 2024
Last Updated: December 2024

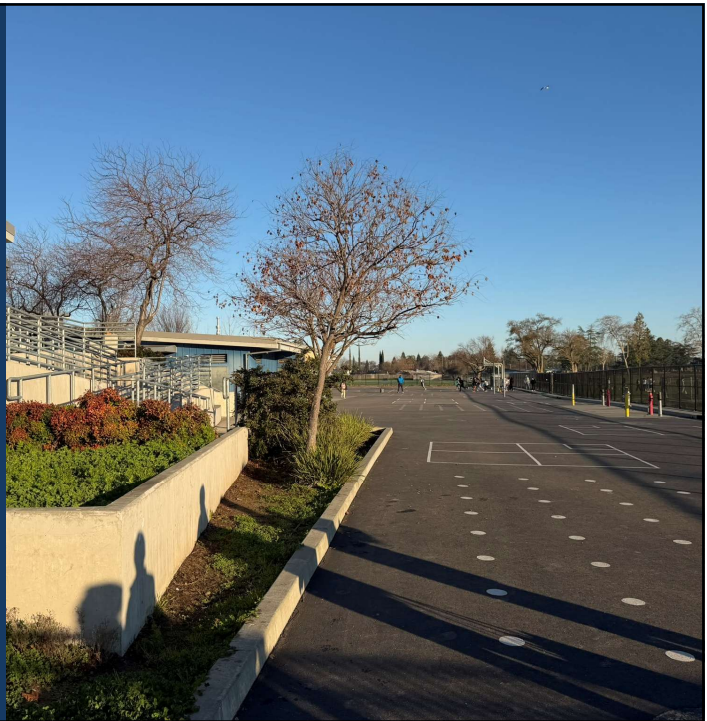
8

Site Visit



9

THANK YOU!



10

8

Facilities Committee Attendance Summary 2025-2026

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

Board of Education / Appointees (Term Expires)

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

*Chair

**Assistant Chair

cb 1/30/2026 3:14:11 PM

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

L
01/27/2026

FEBRUARY 10

Mid-Year LCAP Update 2025-2026 – R	Oaxaca
Choices Charter School Mid-Year LCAP Update 2025-2026 – R	Oaxaca
New Board Policy 1445/Retire Board Policy 5145.13 Response to Immigration Enforcement – D	Oaxaca
Notice of Intent to Reduce Classified Positions – D	Thigpen
Recommendation for Reductions in PKS & Criteria for Tie Break (Certificated TK-12) – D	Thigpen
Recommendation for Reductions in PKS & Criteria for Tie Break (Certificated ECE) – D	Thigpen
Recommendation for Reductions in PKS & Criteria for Tie Break (Certificated Adult Ed) – D	Thigpen
*Governance Handbook Annual Update – A [Discussed 01/13/26]	Allen
*Revisions to Board Policy 5117 Interdistrict Attendance – A [Discussed 01/27/26]	Oaxaca

FEBRUARY 24

Recognition: Arts Education Month (March) – A	Dale
Arts Education and Proposition 28 Update – R	Dale
Resolution: Notice of Intent to Reduce Classified Positions – A [Discussed 02/10/26]	Thigpen
Resolutions: Reductions in PKS & Criteria for Tie Break (Certificated TK-12) – A [Discussed 02/10/26]	Thigpen
Resolutions: Reductions in PKS & Criteria for Tie Break (Certificated ECE) – A [Discussed 02/10/26]	Thigpen
Resolutions: Reductions in PKS & Criteria for Tie Break (Certificated Adult Ed) – A [Discussed 02/10/26]	Thigpen
2026 CSBA Delegate Assembly Election – A	Board
*New Board Policy 1445/Retire Board Policy 5145.13 Response to Immigration Enforcement – A [Discussed 02/10/26]	Oaxaca

MARCH 10

Recognition: 2026 Classified Employees of the Year – A	Thigpen
New High School Courses – D	Dale
Second Interim Budget Report – R	Ryan
Public Hearing No. 2: Alexander Twilight Secondary Academy Renewal Petition – PH/A [Discussed 12/16/25]	Oaxaca
Public Hearing No. 2: Alexander Twilight College Prep Academy Renewal Petition – PH/A [Discussed 12/16/25]	Oaxaca
*Audit Reports for Measures J, N, P and S – A	Ryan
*Resolution: District School Board Election Order – A	Board

MARCH 24

Recognition: Week of the Young Child (Apr. 4-10) – A	Townsend-Snider
Recognition: School Library Month (April) – A	Dale
Resolution: Issuance and Sale of Measure P General Obligation Bonds – A	Ryan
Technology Update – R	Skibitzki
*New High School Courses – A [Discussed 03/10/26]	Dale
*Head Start and Early Head Start Grant Application 2026-2027 – A	Townsend-Snider

APRIL 14

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

APRIL 28

Recognition: National Nurses Week and National School Nurse Day (May 6-12 & May 6) – A	Oaxaca
Recognition: California Day of the Teacher (May 6) – A	Thigpen
San Juan Youth Voice Advocates – R	Oaxaca
Instructional Technology – R	Dale
Williams Complaint Report – R	Gaddis
*Instructional Materials Adoptions – A [Discussed 04/14/26]	Dale

MAY 12

Recognition: Classified School Employee Week (May 17-23) – A	Thigpen
Recognition: National Speech Pathologist Day (May 18) – A	Dale
Citrus Heights Schools Update – R	Townsend-Snider
Hearing Officer’s Recommendation-2026 RIF (if applicable) – A	Gaddis
*Approval of CTE 2026 Advisory Committee Roster – A	Schnepf
*Head Start/Early Head Start COLA Funding Allocation 2026-2027 – A	Townsend-Snider
*Head Start/Early Head Start SETA Grant Resolution 2026-2027 – A	Townsend-Snider
*Adult Education Course Approval – A	Schnepf

MAY 26

Recognition: National Science Bowl (if applicable) – A	Schnepf
Recognition: Science Olympiad (if applicable) – A	Schnepf
Recognition: Academic Decathlon (if applicable) – A	Schnepf
District TK-12 Mathematics Update – R	Dale
Restorative Practices/Student Discipline – R	Oaxaca
Public Hearing: SELPA Local Plan Annual Update – A	Dale
*Facility Lease Amendments – A	Camarda

JUNE 9

Public Hearing: LCAP – D	Oaxaca
Public Hearing: LCAP/Choices Charter School – D	Oaxaca
Public Hearing: Adoption of the 2026-2027 Budget – D	Ryan
Temporary Interfund Borrowing of Cash – A	Ryan
*CIF Superintendent Designation of Representatives 2026-2027 – A	Schnepf
*ECE Program Self-Evaluation for CDE – A	Townsend-Snider

JUNE 23

California School Dashboard Local Indicators – R	Oaxaca
LCAP – A [Public Hearing 06/09/26]	Oaxaca
Choices Charter School California School Dashboard Local Indicators – R	Oaxaca
LCAP Choices Charter School – A [Public Hearing 06/09/26]	Oaxaca
Adoption of the 2026-2027 Budget – A [Public Hearing 06/09/26]	Ryan
*2025-2026 Actuarial Report OPEB – A	Ryan
*Charter School 2024-2025 Audit Reports (AAT, CMP, GIS, GV, OFY, VIE) – A	Ryan
*School Plan for Student Achievement (SPSA) – A	Oaxaca

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