Facility Master Plan 2026

Hamilton Unified School District

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Acknowledgements

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Executive Summary

The following Facility Master Plan for the Hamilton Unified School District (HUSD) was prepared in partnership by King Consulting and Motive studio to provide HUSD with relevant, accurate, information regarding its current facility needs and opportunities for future capital projects. Following conversations with District stakeholders and staff, this study provides the District an update on the work performed throughout the HUSD facilities and the plan for future projects at HUSD .

Facility Goals & Considerations

This Facility Master Plan has identified the following facility goals and considerations:

1. On an annual basis, at the direction of the Board of Education, staff review enrollment projections, capacity and utilization, facility conditions and needs, and available funding sources. If necessary, staff brings forth recommendations for Board review.
2. On an annual basis, at the direction of the Board of Education, staff review the deferred maintenance needs and plan to ensure as much maintenance work as possible can be completed proactively throughout the District.
3. The requirements of Proposition Two require the District to have an updated Facility Master Plan board adopted every five years. As such, we recommend the District start the update process in four years to allow enough time for board review and adoption to maintain funding eligibility.
4. While many of the permanent buildings across the District are forty years old or more, they have been well maintained. However, given the age of the permanent facilities and last modernization dates, it is wise to plan comprehensive modernization s as critical systems and finishes continue to reach the end of their useful life .
5. This study identifies significant capital facility needs. As such, the district should make every effort to maximize their local funding opportunities. It is recommended the District prepare and adopt an updated developer fee study to ensure the collection of the highest justifiable developer fee.

6. Planning a new High School site to allow expanded facilities and a potential Middle School at the existing High School site. The acquisition of the property adjacent to Hamilton High School will allow for the expansion of the site to add new facilities to support student learning and achievement.

7. It is recommended for the District to continue developing the CTE programs at Hamilton High School and maximize funding opportunities for expanding CTE facilities while exploring opportunities to leverage other funding sources.

8. Work with subject matter experts to identify and maximize funding opportunities through any local, state or federal programs; including but not limited to: State School Facility Program, Developer Fee and Developer Mitigation, California Energy Commission, and Federal Facility Programs.

9. Review Capital Improvement Plan as funds become available at both the local and state level. This plan should be reviewed annually to either add or remove projects as the District's needs grow and change over time.

10. Consider exploring joint use projects with community groups and organizations, local government agencies, and other resources to accommodate and improve these programs which meet the needs of a diverse student population.

11. As financially possible, continue to replace relocatable classrooms with permanent facilities so that current and future students have long-term housing across District school sites.

Section A: Introduction and LCAP Alignment

The Hamilton Unified School District is located in Glenn County, California. The District serves the City of Hamilton. Additionally, students from the nearby elementary school district of Capay Joint Union Elementary School in Orland, CA typically enroll with HUSD for high school. Figure 1 depicts the full extent of the District's boundary and shows details of the District's school sites.

The Hamilton Unified School District serves preschool - adults and has a total enrollment of 725 students as of October 2025. HUSD currently operates five schools, each serving a unique range of grade levels. Hamilton Elementary School serves grades TK-8 and Hamilton High School serve grade 9th – 12th grade. The District also operates an alternative high school for 10th through 12th grade (Ella Barkley) on the Hamilton High School campus as well as the Hamilton State Preschool. Hamilton Adult School is run by the District and located in Hamilton City.

Hamilton Unified School District Mission and Vision Statement:

The Hamilton Unified School District will provide a safe, rigorous, and engaging educational experience that promotes student academic success, respect, and citizenship in a caring environment.

Local Control and Accountability Plan (LCAP) Alignment

It is important that the District's Facility Master Plan and the recommendations made herein are in alignment with the goals and actions identified in the District's Local Control and Accountability Plan (LCAP) as they relate to Facilities. As part of this plans development the District's LCAP, Facilities Inspection Tool (FIT) Reports, and each campus's School Accountability Report Card (SARC) were reviewed for concurrence and alignment. This Facilities Master Plan helps fulfill the LCAP commitments by providing a structured, multi-year roadmap for maintaining and improving District facilities so that they remain safe, functional, and in good repair.

The District's LCAP notes that many HUSD facilities were originally constructed between 1950 and 1970 and, while modernized over time, continue to face aging-infrastructure challenges. This FMP operationalizes the District's continued modernization approach by prioritizing preventive maintenance, lifecycle replacement, and capital improvement

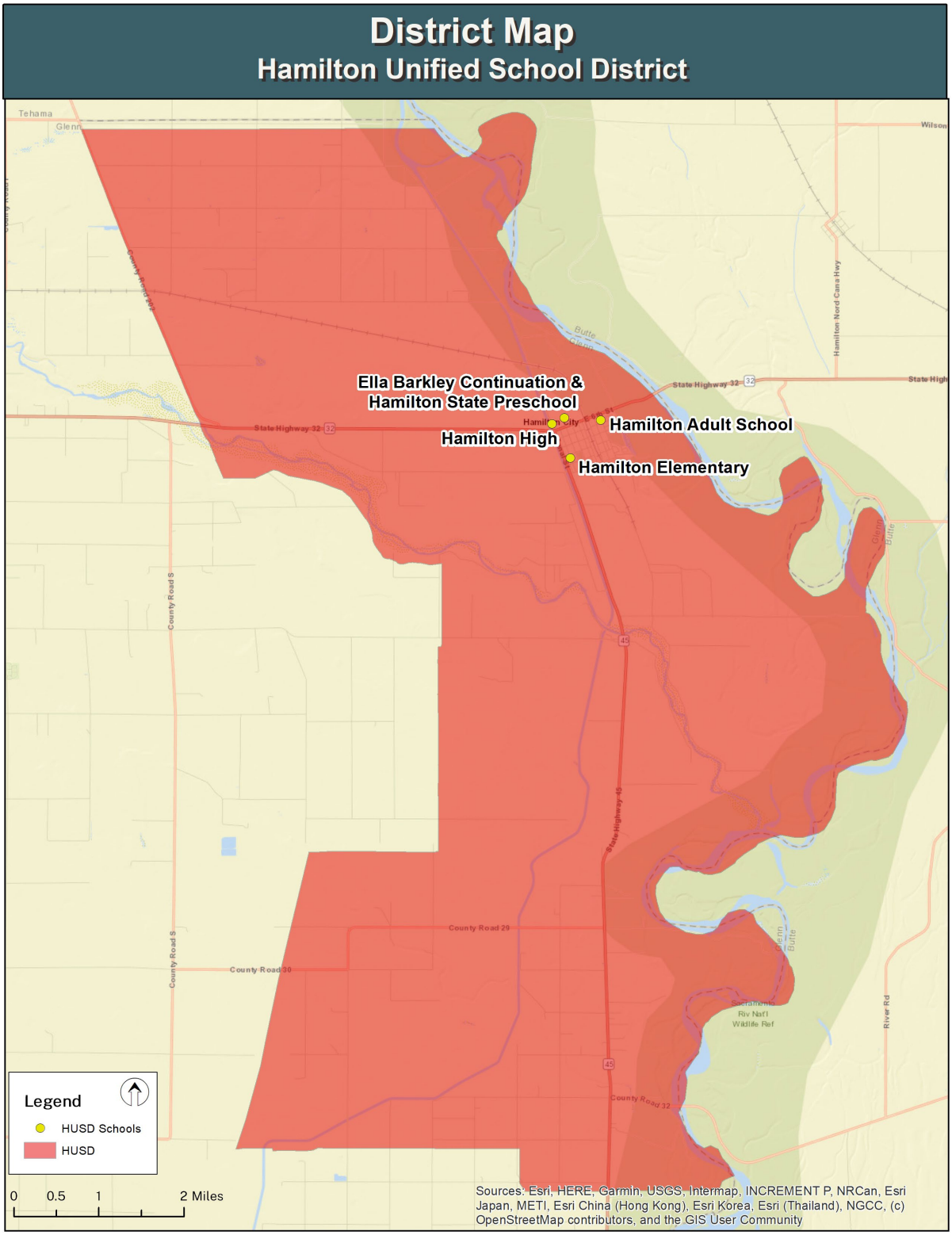
projects that support ongoing compliance with FIT/SARC standards and current educational and safety requirements.

In addition, the FMP directly supports the facility-focused actions and services identified in the LCAP under Goal 1, including:

- Services and maintenance intended to maintain safe and secure facilities at all school sites (Action 1.6).
- Facility improvements associated with updating the libraries at Hamilton Elementary School (HES) and Hamilton High School (HHS) (Action 1.4).
- Capital outlay for facility upgrades needed to implement expanded course offerings, including Career Technical Education (CTE) and other program enhancements (Action 1.9).

Through these aligned strategies, this Facility Master Plan functions as the facilities' implementation arm of the LCAP's State Priority 1 commitments; supporting safe, secure, and well-maintained learning environments that enable the District's academic and programmatic goals.

Figure 1 Hamilton Unified School District



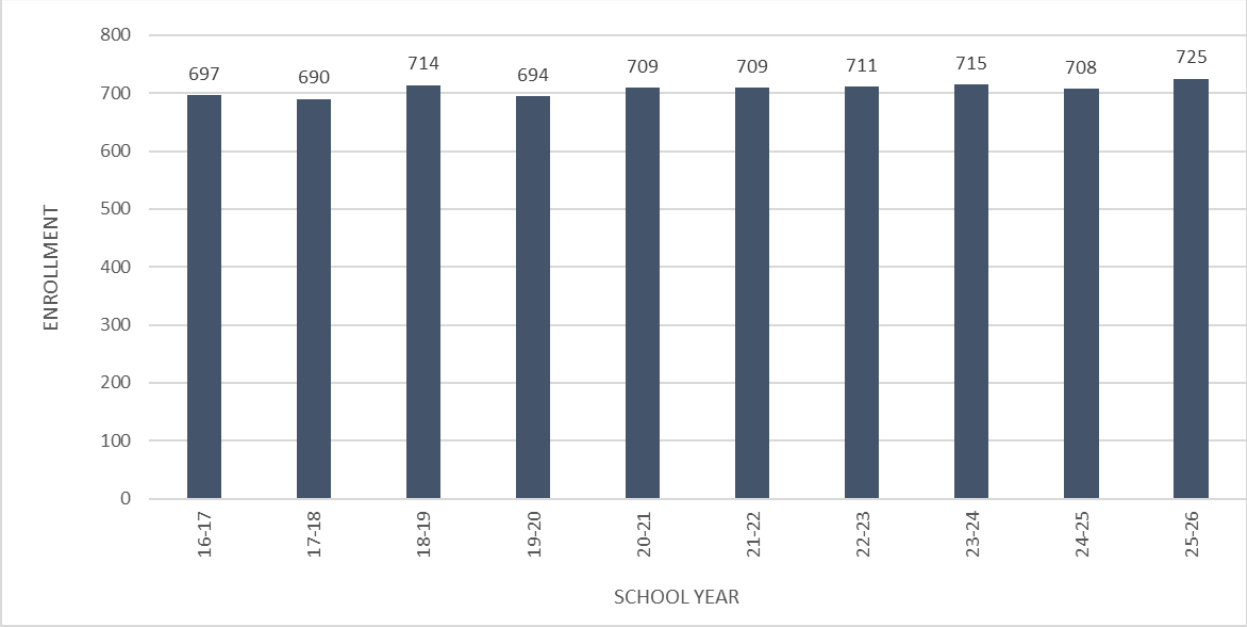
Section B: Demographic Analysis and Enrollment Projection Summary

District Enrollment Trends

The District's historical enrollments were obtained from the California Department of Education (CDE)by grade for each year for the previous 10 years. Enrollment totals are based on Census Day enrollment reports from October of each year, and the 2025-26 enrollment total has not been certified and published by CDE as of this document's publication. Over the last decade, total District enrollment had generally remained within a consistent range, with enrollments from 2016-17 to 2024-25 all registering between 690 and 715 students. Current year enrollment, however, is higher than this range at 725. Figure 2 shows the District's total enrollment over this span.

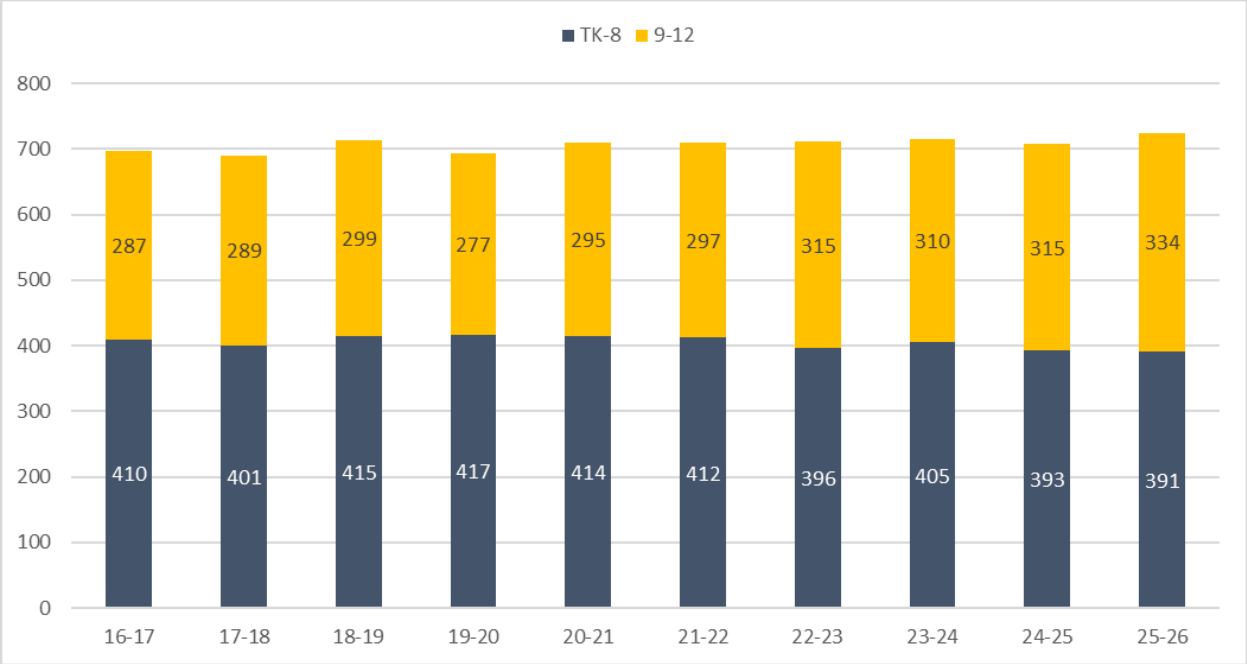
This total enrollment includes many students who reside outside of HUSD, with the District's successful Spanish immersion program being one of the primary drivers of this attraction of non-resident students. This introduces a high degree of variability into enrollment trends and projections for HUSD, and this program's evolution (and attractiveness to students from an array of socioeconomic backgrounds) will have a large effect on HUSD's future enrollment potential.

Figure 2 Historical Enrollments



Breaking down these total enrollments by the District's grade configurations at its two main schools reveals more information (Figure 3). This breakout illustrates that while total enrollment has been consistent, enrollment has decreased at the elementary school while increasing at the high school grades in recent years. The fact that this has occurred despite increased transitional kindergarten enrollment is significant, as decreasing enrollments at the elementary grades will also drive future high school enrollments and total District enrollment lower, as these smaller cohorts matriculate through HUSD's grades.

Figure 3 Historical Enrollments by Grade



Enrollment Projections

Historical and Projected Birth Data

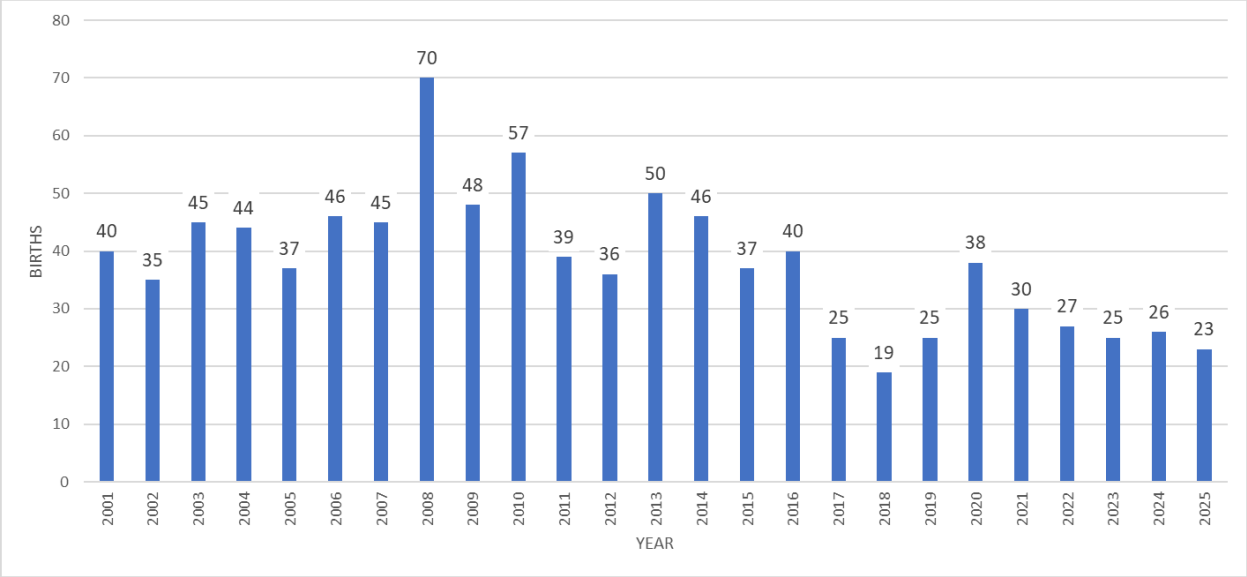
Birth data is collected for the Hamilton Unified School District by the California Department of Public Health by ZIP Code (95951) and is used to project future TK and kindergarten class sizes. All births to people residing in this ZIP Code are tabulated, regardless of where the birth occurred.

Births in the Hamilton Unified School District have generally followed State and County trends with a peak year of births in 2008 and generally decreasing birth totals since that time. However, the lowest total for local HUSD births was recorded in 2018 with only 19 births in total, which was followed by higher totals of 38 in 2020 and 30 in 2021. Otherwise, births

have ranged between 25 and 27 for all other recent years since 2017. 2025 births, through November, are on pace to total only 2023, however.

It is also important to consider births in the adjacent ZIP code containing Orland, from where HUSD receives most of its non-resident enrollment. Since peaking in 2006 with 243 births, Orland area births have decreased by 17% through 2025 down to a pace through November of 202 total births. However, births have been very stable since 2016, with recent years that have yet to reach school age being similarly sized with the cohorts that are already enrolled in elementary school. This indicates a consistent population available to supply additional non-resident students who may also enroll in HUSD schools.

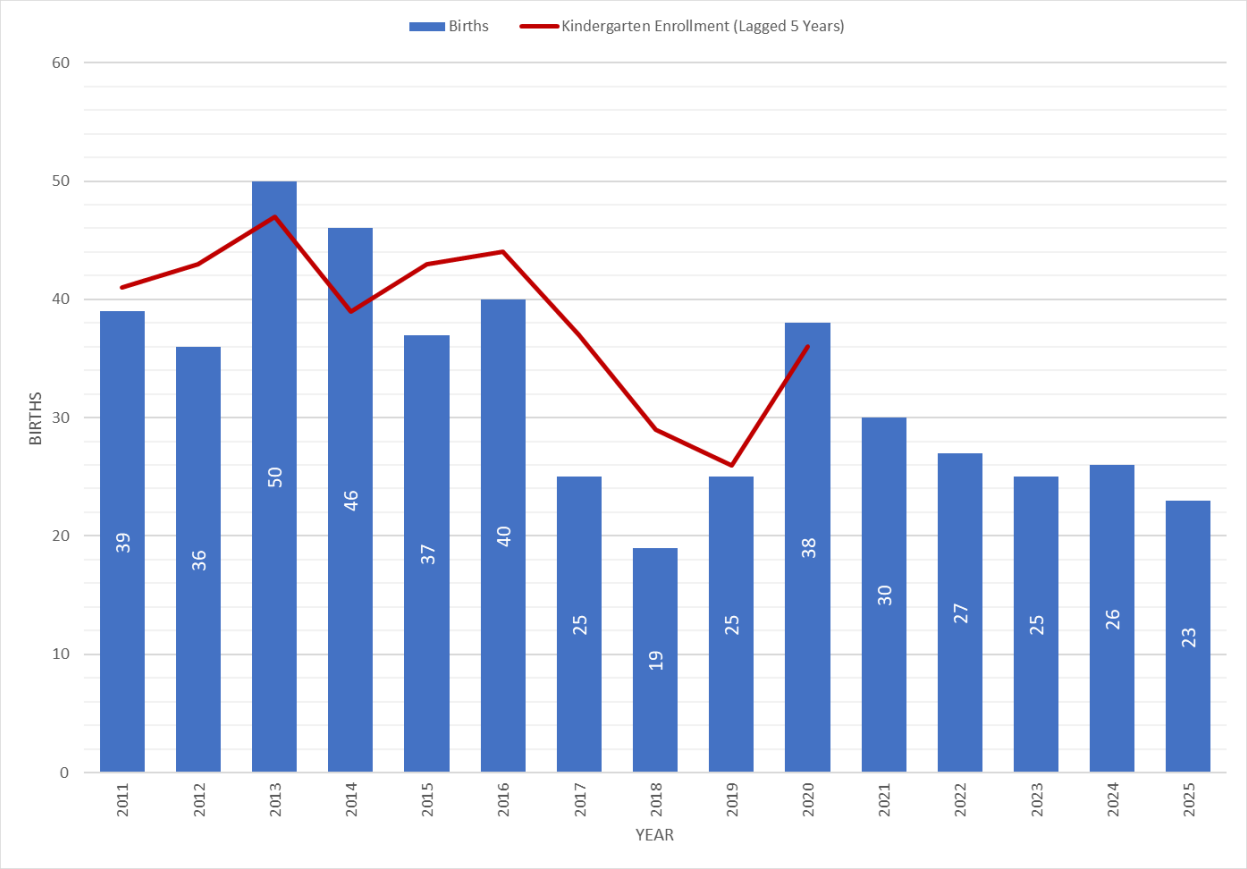
Figure 4 HUSD Births: 2001-2025



The number of children born to parents who live in HUSD is correlated with the size of the incoming kindergarten cohort five years later and the incoming TK cohort four years later. Figure 5 demonstrates this relationship, which has been highly variable in recent years, with a range of 0.85 to 1.53 observed in the previous decade. Currently, the birth-to-kindergarten ratio is 0.95, meaning that for every 100 births in 2020, approximately 95 children enrolled in HUSD kindergarten classes five years later (in 2025). The transitional kindergarten ratio is currently 0.81, which compares TK enrollments to births from four years ago (in 2021). That said, in general, as births increase, kindergarten enrollment is higher, and enrollment decreases when births are lower. This is very significant, as HUSD just enrolled the

kindergarten cohort based on the exceptionally large birth pool from 2020, and all kindergarten cohorts set to enroll for at least the next five years will be based on a smaller number of children who were born within the District.

Figure 5 Births Compared to Kindergarten Enrollments (Lagged 5 Years)



The ratio of HUSD kindergarten to previous births is expected to remain slightly above 1.0 for the projection period. It is also important to note that in 2025-26, the transitional kindergarten (TK) program, per State mandate, completed its expansion to become an effective new grade level. This year will be the final time HUSD TK enrollment increases due to new age eligibility, after which time TK enrollment will stabilize based on the number of births from four years previously.

Net Cohort Growth

Projecting student enrollment in grades 1st-12th involves measuring historical rates of net cohort growth. Net cohort growth is simply how a given cohort changes in size as it progresses to the next grade level. Overall, HUSD typically experiences highly positive total

net cohort growth, with exclusively positive migration over the previous decade (Figure 6). In Fall of 2025, migration of the previous year's grades K-11 into grades 1-12 (the students who would be expected to return if nobody moved into or out of the District) was a net gain of 6.6%, which is in line with many other recent years . Much of this growth occurs at 9th grade due to the influx of new high school students, but the District sees net growth across other grades as well. While this factor indicates net enrollment gains among existing student populations, the replacement of older larger cohorts by new, smaller cohorts each year will have a more significant impact on future enrollments.

Figure 6 Net Cohort Growth Grades K-11 into Grades 1-12

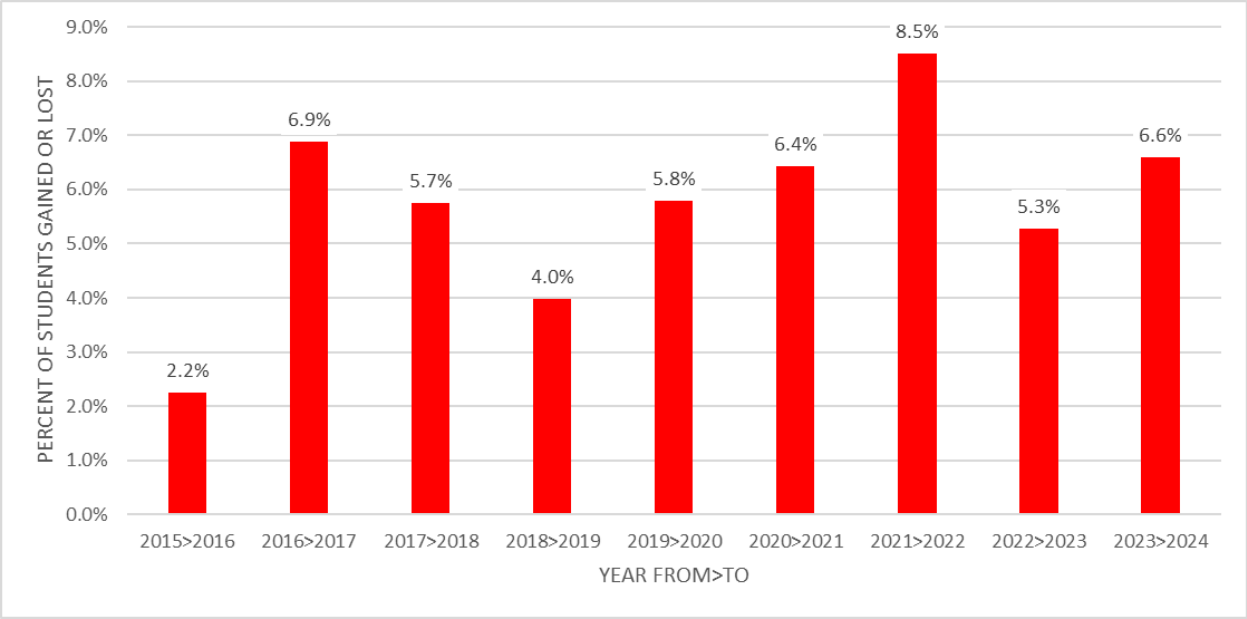


Table 1 HUSD Moderate Enrollment Projection

Grade	23-24	24-25	25-26		26-27	27-28	28-29	29-30	30-31	31-32	32-33
TK	10	23	26		22	21	23	20	23	23	24
K	29	26	36		32	29	27	28	25	27	27
1	34	28	24		34	30	27	25	26	23	25
2	50	34	29		25	35	31	28	26	27	24
3	51	49	34		29	25	36	32	29	26	28
4	46	53	48		34	30	26	36	32	29	27
5	47	47	50		47	34	29	25	35	32	28
6	43	45	50		52	49	35	30	26	36	32
7	41	45	50		54	56	53	38	33	28	40
8	54	43	44		51	56	58	54	39	34	29
9	70	89	70		72	84	91	94	89	63	55
10	97	66	93		70	72	85	92	95	89	64
11	64	97	71		97	73	75	88	95	98	93
12	79	63	100		72	98	74	76	89	96	99
TK-8	*405*	*393*	*391*		*380*	*365*	*345*	*316*	*294*	*285*	*284*
9-12	*310*	*315*	*334*		*311*	*327*	*325*	*350*	*368*	*346*	*311*
Total	**715**	**708**	**725**		**691**	**692**	**670**	**666**	**662**	**631**	**595**

Based on the HUSD District-wide Moderate enrollment projection, the District's enrollment will decrease through 2032-33, driven by the replacement of current larger cohorts with smaller new cohorts most years. This year's higher than normal enrollment relative to the previous decade is largely due to the 100 12th grade students enrolled, and as these students leave HUSD they will not be replaced in similar numbers. Furthermore, the current 3rd grade and younger cohorts are much smaller than all older cohorts, and when these students begin to reach high school in 2031-32, total enrollment is projected to begin to decrease more rapidly. It is important to note that in the furthest years of the enrollment projection, changes to demographic trends or enrollment policies and programs could lead to different outcomes, so the District should update these projections regularly.

- Total HUSD enrollment is projected to decrease from 725 in the current year to 595 by 2032-33 (minus 130 or 17.9%).

- TK-8th grade enrollment (served by Hamilton Elementary) will decrease from 391 to 284 (minus 107 or 27.4%).
- 9th – 12th grade enrollment (served by Hamilton High or Ella Barkley) will decrease from 334 to 311, with some intervening years of higher enrollments (overall minus 23 or 6.9%).

Section C: Existing Facility Analysis

Facility Capacity and Classroom Sizes

To determine the ability of the District's facilities to adequately serve enrollments and residents, the facility capacity calculations were reviewed in comparison with enrollment projections. This section identifies the adequacy of the Hamilton Unified School District's existing facilities to accommodate the Moderate projected enrollment.

Capacity is calculated based on each room's utilization and loading assumptions based on information provided in the current District contract with the Hamilton Teachers Association. The ideal class size is identified as 24 students, and this target will be used to estimate current capacity for HUSD kindergarten through 5th grade classrooms. While the contract allows higher loading, the desirable loading level will be reflected for high level planning purposes. Transitional kindergarten classes will be loaded at 20 students, per State requirements. For middle school and high school classrooms, the State loading factor of 27 students is used as the teacher contract does not specify a maximum size. Classrooms utilized for preschool, social services, conference space, and other specialized uses are not loaded for this analysis.

It is important to note that these target capacities are estimated based on current utilization. If the loading factor is increased, or if some classrooms not loaded due to specialized uses are converted into traditional classrooms, the total capacity could be increased. Furthermore, classroom capacity at Ella Barkley Continuation High School is not included in this analysis.

Table 2 identifies each site's target capacity compared to its highest and lowest projected enrollment.

Table 2 HUSD Classrooms and Capacity

School	Target Capacity	Highest Projected Enrollment	Lowest Projected Enrollment
Hamilton Elementary	500	381	283
Hamilton High	486	368	311

School Site Size and Site Constraints

The size of a school's site has a direct impact on the educational effectiveness of the school. The site size must be adequate to provide sufficient area for physical education (playgrounds, athletic fields), buildings, and parking. A school site should also be large enough to accommodate additional classrooms should capacity be needed as enrollments increase. At the same time, it should not be so overcrowded as to negatively impact the site and facility, creating compromise to the educational effectiveness and safety at the site. The State Department of Education provides school site size guidelines that are identified in the Department's School Site Analysis and Development Handbook. The handbook describes the amount of area required for classrooms, offices, athletic fields, etc. The site size utilization is important, as approval from the State Department of Education is required to exceed the site size guidelines at a particular site.

Table 3 summarizes the District's current usable acreage and the State recommendation for enrollment benchmarks at Hamilton Unified School District. As demonstrated, the site's current usable acreage is sufficient for current and the beginning of enrollment growth.

Table 3 School Site Acreages

School	Site Size Usable Acreage	State Recommended Acreage
Hamilton Elementary Grade Levels: TK - 8th	4.9	9.8
Hamilton High School Grade Levels: 9th – 12th	70.9 (includes 44.9 acres purchased to expand site)	19.2

Hamilton Elementary School

Campus Summary

Hamilton Elementary School is located at 277 Capay Ave, Hamilton City, CA 95951 on a 4.9 acres site that has been in use since the early 1900s. The campus includes approximately 25,300 sf of permanent construction that houses administration, classrooms, support facilities and 10,560 sf of relocatable classrooms. While all original school buildings have been demolished, the oldest remaining building on site (the 400 wing) was constructed as part of a site expansion in 1947. Additional permanent structures were added in the mid 1960's and in 1989 with the final permanent building (the County Learning Center) added in 2004.

The campus is well maintained and has been modernized multiple times between 2009 and 2017. Solar panels were added during the summer of 2023 along with the completion of multiple site development projects in the summer of 2025 at the playgrounds and sports field areas. The table below documents the buildings located on the campus and associated modernization work.

Table 4 Facility Construction and Modernization Table

Hamiliton Elementary School Facility Index							
Building Name and ID	Facility Use	Area (SF)	DSA App. Number	Year of Const.	Year of Last Mod.	Relocatable (Y/N)	Classroom Count
100 Wing	Admin & Classrooms	4,200	02-50932	1989	2017	N	2
200 Wing	MPR & Classrooms	9,630	02-29734	1968	2023	N	6
300 Wing	Conference & Classrooms	5,685	02-25816	1965	2017	N	4
400 Wing	Classrooms	4,000	02-4974	1947	2021	N	4
500 Wing	TK-2nd Grade Classrooms	4,320	02-102385	2000	2009	N	3
Room 601 & 602	Two Preschool Classrooms	1,920	Non-DSA Building	Not Found	-	Y	-
Room 603	County Learning Center/SPED/Offices	1800	02-104987	2003	-	N	-
Room 606	Classroom	960	02-113150	2014		Y	1
Room 607	Classroom	1440	02-115244	2017		Y	1
Room 608	Classroom	960	02-115244	2017		Y	1
Room 609	Boys & Girls Club	960	02-115244	2017		Y	1
Maintenance Yard	Maintenance Yard	3,000	Non-DSA Building	-	-	N	-
Solar Array	Solar Array	-	02-120447	2023	-	N	-

Figure 7 Hamilton Elementary School Capus Map



Recent Capital Improvement Projects at Hamilton Elementary School

The following Capital Improvement Projects have been recently completed at Hamilton Elementary School:

Critical Infrastructure Upgrades

In 2008 the fire alarm serving the permanently constructed buildings (Wings 100, 200, 300 and 400) was upgraded and in 2016 a campus wide gas line replacement project was completed.

Sports Field and Playground Improvement

The sports field and playgrounds at Hamilton Elementary School underwent a significant upgrade during the summer of 2025. The field renovation included leveling the field surface, reseeding, and installing a perimeter track from decomposed granite (DG). The play areas were upgraded with new pour-in-place surfaces and new playground equipment.

Restroom Modernization

In 2023 the restrooms at the 200 Wing were modernized to meet all accessibility requirements of the ADA. In addition to providing space with a modern refresh and proactively working to prevent maintenance issues this work will be of great value to all future modernization projects.

Site Improvements

To help ease pick up and drop off congestion, the bus drop off area and parking spaces were relocated. In addition, a new trash enclosure was constructed in 2023.

Hamiliton High School and Ella Barkley High School

Campus Summary

Hamilton High School is located at 620 Canal St., Hamilton City, CA 95951 on a 70.94 acre parcel. The campus includes approximately 43,900 sf of permanent construction and 6,680 sf of relocatable classrooms that house the administration, classrooms, and support facilities. The site was established in 1935 and while all the original school buildings have been demolished, the oldest building on the site, the Gym building, dates back to 1952. Additional permanent structures were added in the mid 1970's and late 1980's.

The campus is well maintained and has been modernized multiple times between 2003 and 2018. Solar panels were added to the site in 2023 and a new preschool shade structure in 2025. The most recent work at the campus was completed in 2025 and included a remodel of classroom #9, the office entrance hallway, restrooms, and the conference room. The table below documents the buildings located on the campus and associated modernization work.

Table 5 Facility Construction and Modernization Table

Hamiliton High School Facility Index							
Building Name and ID	**Facility Use**	**Area (SF)**	**DSA App. Number**	**Year of Const.**	**Year of Last Mod.**	**Relocatable (Y/N)**	**Classroom Count**
Building 100	Admin & Classrooms	10,340	02-37508	1975	2018	N	8
Building 200	Shop & Classrooms	7,200	02-37508	1975	2003	N	5
Building 300	**Gym** & Locker Rooms	13,320	02-8017	1952	2003	N	-
Building 400	**MPR** And Kitchen	4,030	02-49085	1988	-	N	2
Building 500	**Media Center (Library)** & Classrooms	7,500	02-101116	1999	-	N	2
HHS RC1	Relocatable Classroom	960	02-113149	2013	-	Y	1
HHS RC2	County Learning Center	1880	02-105743	2003	-	Y	1
HHS RC3	Relocatable Classroom	960	02-108050	2006	-	Y	1
Solar Arrays	Solar Arrays	-	02-120449	2023	-	N	-
Bleachers	Football Field Bleachers	-	02-104076	2002	-	N	-
Ella Barkley High School and State Preschool Facility Index							
Building Name and ID	**Facility Use**	**Area (SF)**	**DSA App. Number**	**Year of Const.**	**Year of Last Mod.**	**Relocatable (Y/N)**	**Classroom Count**
Building EB100	Admin & Classrooms	1580	02-51037	1989	-	N	2
RC PS	Preschool	1,440	02-104874	2002	-	Y	1
RC HS	Head Start County Learning Center	1,880	02-105743	2003	-	Y	2
HS SS	Head Start Shade Structure	-	02-109142	2007	-	Y	-
EB RR	Relocatable Restroom	480	02-115952	2017	-	Y	-
EB RC1	Adult Education	960	02-115952	2017	-	Y	1
PS SS	Preschool Shade Structure	-	02-122992	2025	-	N	-

Figure 8 Hamilton High School and Ella Barkley High School Capus Map



Recent Capital Improvement Projects at Hamilton Elementary School

The following Capital Improvement Projects have been recently completed at Hamilton High School:

Classroom Conversion

Room #9 at the Ag. Shop classroom building was remodeled during Summer 2025. This classroom was modernized to accommodate a traditional learning classroom with the flexibility to function as a community meeting room after school hours. The work included adding a new door, updating interior finishes and cabinetry.

Agricultural CTE Expansion

In January of 2019 a new 9,000 square foot hog barn was completed that allowed the school's agricultural department to double the amount of animals housed on site and increase the number of students participating in our CTE program. In the Fall of 2020, a new 6,000 square foot sheep barn was constructed to supplement these programs further.

New Flooring at Classrooms

Flooring finishes were updated throughout several classrooms at Hamilton High School and Ella Barkley High School.

High School Administration and District Office

Hamilton High School and the Hamilton Unified School District share the Administration building on campus. During the summer of 2025, the front office and conference room were remodeled with updated interior finishes throughout.

Cafeteria HVAC and Roof Modernization

During the Summer of 2025 the Make-Up Air Unit at the Cafeteria was replaced and a new roof was installed.

Updates to Ella Barkley High School

Recent upgrades at Ella Barkley High School include new landscape, reroofing, parking lot restriping, and installation of blinds and security film on the windows.

Updates to Hamilton High State Preschool

Recent upgrades to the State Preschool at the Hamilton High School campus include landscape upgrades, a new shade structure added to the playground area, and the installation of security film on the windows.

Section D: Deferred Maintenance Planning

While many of the permanent buildings across the District are forty years old or more, they have been well maintained. Careful attention has been paid to both building and site elements in addition to critical infrastructure upgrades, accessibility projects to ensure access to all, and aesthetic upgrades to promote student and community pride.

Our site walks, interaction with the District administrators, staff, and faculty have all been consistent with information and assessments presented in the Facilities Inspection Tool (FIT) Reports and each campus's School Accountability Report Card (SARC).

That said, given the age of these facilities, wise planning of ongoing deferred maintenance is essential to ensure safe and functional schools, prevent emergency failures, maintain asset value, and prevent larger financial and operational crises over time.

Currently the District allocates one hundred twenty-five thousand dollars ($125,000) annually to deferred maintenance. Typically, these funds are allocated to roofing, plumbing, heating, air conditioning, electrical systems, interior or exterior painting, and the replacement of flooring systems.

As part of developing this Facility Master Plan we have worked with District representatives and created a Deferred Maintenance Plan. This plan allows the District to prepare for unforeseen maintenance issues as well as proactively pivot to preventive maintenance if these unforeseen issues do not arise.

This Deferred Maintenance Plan has been formatted to align with the Office of Public School Construction's (OPSC) SAB 40-20 Form. The SAB 40-20 Form was utilized by the State to outline a five-year plan for the Deferred Maintenance Program. While this program is currently unfunded, we believe the form is still a useful tool to organize and outline the District's deferred maintenance strategies. Please note, as outlined in the OPSC's Deferred Maintenance Program Handbook:

> *The intent of the plan is to forecast deferred maintenance projects within the district over the next five years. It is not intended to be an expenditure report; therefore, the project costs reported should be estimates. The district does not have to perform all the work listed on the plan.*

Deferred maintenance should be seen as an ongoing, cyclical, process. Review of District's Deferred Maintenance Plan, its general strategies, and budget should be completed every year to ensure it meets the ongoing needs, proactively addresses emerging maintenance challenges, and continues to be aligned with the guiding principles of the District's Local Control and Accountability Plan (LCAP) as they relate to Facilities.

The table below outlines the HUSD Deferred Maintenance Plan allocating one hundred twenty-five thousand dollars ($ 125,000) currently budgeted.

Table 6 HUSD Deferred Maintenance Plan 2026 Update

Project Category	No. of Projects	Current Fiscal Year	Second Fiscal Year	Third Fiscal Year	Fourth Fiscal Year	Fifth Fiscal Year	Total Costs
	(Per Year)	2026	2027	2028	2029	2030	
Asbestos	0	$0	$0	$0	$0	$0	**$0**
Classroom Lighting	8	$6,400	$6,400	$6,400	$6,400	$6,400	**$32,000**
Electrical	1	$12,000	$12,000	$12,000	$12,000	$12,000	**$60,000**
Floor Covering	1	$30,000	$30,000	$30,000	$30,000	$30,000	**$150,000**
HVAC	2	$15,000	$15,000	$15,000	$15,000	$15,000	**$75,000**
Lead	0	$0	$0	$0	$0	$0	**$0**
Painting	4	$21,600	$21,600	$21,600	$21,600	$21,600	**$108,000**
Paving	0	$0	$0	$0	$0	$0	**$0**
Plumbing	1	$15,000	$15,000	$15,000	$15,000	$15,000	**$75,000**
Roofing	1	$25,000	$25,000	$25,000	$25,000	$25,000	**$125,000**
Underground Tanks	0	$0	$0	$0	$0	$0	**$0**
Wall Systems	0	$0	$0	$0	$0	$0	**$0**
Grand Totals	18	$125,000	$125,000	$125,000	$125,000	$125,000	$625,000

Section E: Capital Improvement Plan

Capital Improvement Projects (CIPs) are large -scale, long -term investments in school facilities that include but are not limited to new buildings, modernization projects , major renovations like roofs and HVAC replacements , technology infrastructure development , and athletic facilities. These projects should be seen as distinct from the deferred maintenance discussed above. CIPs are typically funded by bonds or state aid and are completed to ensure safe, modern learning environments that support evolving educational needs, often planned in multi -year cycles. In addition, the District proact ively pursues local, state, and federal grants that match local fu nds for qualifying projects. Please note that all costs shown on the table below are presented in current, 2026 costs, and they should be escalated accordingly as the plan is updated. At this time there is no projected escalation included in these project costs.

The following CIPs were identified through conversations with District staff. While some of these projects have funding available now, it may be wise to wait to complete others until the campus es' modernization eligibility is refreshed in 2027 and 2029 respectively. The State School Facility Program is explained in greater detail below but in short , it is a program districts can use to leverage funding from the state to supplement local funding . It is recommended that in planning all future CIPs, available state funding be considered in addition to all other District priorities as it allows communities to greatly leverage their local funding .

Future Capital Improvement Projects at Hamilton Elementary School

Site Fencing and Traffic Control Project

There is a desire to expand and improve the fencing at the corner of Canal Street and 2nd Street, the southwest corner of the Hamilton Elementary School campus. Replacing the fence around the Maintenance Yard and designated student drop off and pick up will help control traffic and increase safety at that edge of the campus.

Comprehensive Modernizations of the Permanent Facilities

Given the age of construction and last modernization dates of the permanent facilities, it is wise to plan modernization as critical systems and finishes continue to reach the end of their useful life. These projects would be aligned with LCAP Action

Item 1.6 as they would incorporate services and maintenance intended to maintain safe and secure facilities at all school sites. Additionally, as modernization eligibility for the campus becomes available the impact of local dollars could be greatly increased.

Library Improvement Project

Consistent with LCAP Action Item 1.4 the study includes updating the library at HES as a prioritized Capital Improvement Project. Libraries are critical to student success and are evolving quickly as technology continues to reshape the learning environment and AI begins to integrate into modern curriculum. The district should understand this line item as a monetary set aside to account for facility improvements that are constantly changing. As such, this CIP should be revisited and properly scoped as modernization eligibility becomes available at the HES Campus.

Relocatable Classroom Replacement

As financially possible it is encouraged to replace relocatable classrooms with permanent facilities so that current and future students have long-term housing across District school sites. The District should investigate both modular and site-specific construction methods when constructing these classrooms. Modular classrooms typically provide significant financial savings with little difference in quality of construction.

Future Capital Improvement Projects at Hamilton High School

The recent acquisition of the property adjacent to Hamilton High School will allow for the construction of new facilities to support the expansion of learning environments and programs. The new property is located north of the existing High School campus and provides the opportunity for a comprehensive expansion with vision and direction from the Hamilton Unified School District.

New Synthetic Multisport Field and All-Weather Track

The construction of a new track and field at Hamilton High School is a top priority for the District. Building the new track and field will continue supporting the growth of the athletic program, provide suitable facilities for student athletes, and help relieve the existing football field and sports facilities from scheduling and logistical

challenges they currently face. This project is in preliminary design with an active Construction Manager and Design Team, and it will be the first facility in the northwest area of the new property. The scope of work includes a parking area, track and field facility, a multisport field, a connecting path to the existing High School, and infrastructure for mobile restrooms and concession stand.

Expansion of Career Technical Education Programs (CTE)

With Hamilton High School's outstanding Career Technical Education (CTE) programs, the expansion of the CTE facilities is an opportunity to continue supporting technical programs and the success of the HHS students. Please note that this work has not been included in the Capital Improvement Plan - Appendix B as it will require a successful Career Technical Education Facility Program (CTEFP) to construct. At this time we believe the District's best course of action would be to continue to pursue these grants and then add them to the Capital Improvement Plan as grants are awarded

The vision for this expansion plan is to maximize the funding opportunities available to create a dedicated CTE area east of the current Agricultural Center/Orchard Area. This plan includes building a facility with an Agricultural Mechanics and Floral Shop along with supporting work rooms and paved and covered wash areas for equipment.

With this expansion there is also a desire to create a quad area as a connecting point for students within the campus. It is important that this quad and the new facilities allow students to showcase their work and develop entrepreneurial skills as they market their projects and goods. The new facility as well as the quad area will be configured and planned in a way that they cohesively tie into the future High School campus.

This expansion and relocation of the CTE program would allow the existing CTE buildings to accommodate new programs. Initial discussions for these spaces focus on medical and veterinarian CTE pathways.

Library Improvement Project

Consistent with LCAP Action item 1.4 the study includes updating the library at Hamilton High School as a prioritized CIP. Libraries are critical to student success

and are evolving quickly as technology continues to reshape the learning environment and AI begins to integrate into modern curriculum. The district should understand this line item as a monetary set aside to account for facility improvements that are constantly changing. As such this CIP should be revisited and properly scoped as modernization eligibility becomes available at the HHS Campus.

Locker Room Modernization

There is need to replace the HVAC units that serve both the boys and girls locker rooms. Additionally, the epoxy floors need to be replaced, and the rooms should be repainted. While these areas have been well maintained, they are areas that receive the heaviest student traffic based on both their day-to-day use and their support of extracurricular activities.

Building 100 Restroom Modernization

Similar to the restroom work at HES, the restrooms at the Building 100 at Hamilton High School need to be modernized. This work will be essential as the Division of State Architect (DSA) requires all new school projects demonstrate at least one boys, girls and staff restroom is compliant with the latest ADA code requirements. A recently approved and certified DSA application that covers the modernization of these facilities will greatly expedite all future DSA projects.

Frontage Improvement Project

Hamilton High School serves as the gateway to Hamilton City given its location along Highway 32. The corner of Highway 32 and Canal Road currently houses tennis courts and two relocatable classrooms. In speaking with the District, there is a desire to explore the development of this area into a more aesthetically pleasing park-like area that would be an asset to both students and the community. That work would need to account for the relocation of the existing tennis courts and classrooms in addition to the redevelopment of this area.

Comprehensive Modernizations of the Permanent Facilities

Given the age of construction and last modernization dates of the existing permanent facilities at Hamilton High School, it is wise to plan their modernization as critical

systems and finishes continue to reach the end of their useful life. These projects would be aligned with LCAP Action Item 1.6 as they would incorporate services and maintenance intended to maintain safe and secure facilities at all school sites. Additionally, as modernization eligibility for the campus becomes available the impact of local dollars could be greatly increased.

New High School Campus

In Fall of 2018 the District began the work necessary to purchase a large parcel of land near the existing High School to allow for future expansion. Those efforts culminated in May of 2021 with Final CDE site approval. The parcel is approximately 45 acres located along Canal Street north of CA Highway 32. The lot provides immediate adjacency to the existing campus allowing for direct connectivity to any new facilities built at that site.

The goal for this new High School is to accommodate 400 students based on projected student enrollment. To accommodate 400 students, the site will be designed with student and staff parking, buildings and grounds, sports fields, and connection to the new track and field. The total acreage for this High School development totals 39.5 acres. Based on the vision and direction of the Hamilton Unified School District, the new campus will be located in between the new track and field facility and the existing campus, north of the Orchard Area. Once the new campus is built based on the availability of funds and cost, the preliminary plan for the existing Hamilton High School campus is to become a Middle School campus for students from Hamilton Elementary School.

Although the building of the new High School campus is a long-term plan for the District, the continuous planning will help keep the vision aligned and on track for the future. The new track and field and CTE expansion plans have been laid out as part of a comprehensive process that incorporates addressing the needs at the existing campus while maintaining the goals for the new campus in mind.

Relocatable Classroom Replacement

As financially possible it is encouraged to replace relocatable classrooms with permanent facilities so that current and future students have long-term housing

across District school sites. The District should investigate both modular and site specific construction methods when constructing these classrooms as modular classrooms typically provide significant financial savings with little difference in quality of construction.

Site Safety and Security Project

To improve site safety and security at Hamilton HS and Ella Barkley HS the District is currently developing perimeter fencing and expanded security camera coverage strategies. These site security measures should be prioritized in the design and development of any project or as a stand-alone project as funding becomes available at the local, state or federal level.

Table 7 HUSD Capital Improvement Projects

Site	Project Description	Project Budget ($)			*Matched Funding Potential State Funding**
		Hard Costs	Soft Costs	Total	
HES	Site Fencing and Traffic Control Project	$ 121,000	$ 36,300	**$ 157,300**	***Future State Funding at HES $2,232,477 (2027)***
HES	100 Wing DM Focused Modernization	$ 2,457,000	$ 737,100	**$ 3,194,100**	
HES	200 Wing DM Focused Modernization	$ 5,633,550	$ 1,690,065	**$ 7,323,615**	
HES	300 Wing DM Focused Modernization	$ 3,325,725	$ 997,718	**$ 4,323,443**	
HES	400 Wing DM Focused Modernization	$ 2,340,000	$ 702,000	**$ 3,042,000**	
HES	Library Improvement Project	$ 162,500	$ 48,750	**$ 211,250**	
HES	Relocatable Classroom 606 Replacement	$ 936,000	$ 187,200	**$ 1,123,200**	
HHS	New Multisport Track and Field	$ 3,644,200	$ 1,093,260	**$ 4,737,460**	***Future State Funding at HHS $2,165,459 (2029)***
HHS	Bldg 100 DM Focused Modernization	$ 6,048,900	$ 1,814,670	**$ 7,863,570**	
HHS	Bldg 200 DM Focused Modernization	$ 4,212,000	$ 1,263,600	**$ 5,475,600**	
HHS	Bldg 300 DM Focused Modernization	$ 7,792,200	$ 2,337,660	**$ 10,129,860**	
HHS	Bldg 400 DM Focused Modernization	$ 2,357,550	$ 707,265	**$ 3,064,815**	
HHS	Bldg 500 DM Focused Modernization	$ 4,387,500	$ 1,316,250	**$ 5,703,750**	
HHS	Library Improvement Project	$ 650,000	$ 195,000	**$ 845,000**	
HHS	Locker Room Modernization	$ 465,750	$ 139,725	**$ 605,475**	
HHS	Building 100 Restroom Modernization	$ 478,125	$ 143,438	**$ 621,563**	
HHS	Frontage Improvement Project	$ 1,406,250	$ 281,250	**$ 1,687,500**	
HHS	Relocatable Classroom HHS RC1 Replacement	$ 936,000	$ 187,200	**$ 1,123,200**	
HHS	Relocatable Classroom HHS RC2 Replacement	$ 1,833,000	$ 366,600	**$ 2,199,600**	
HHS	Relocatable Classroom HHS RC3 Replacement	$ 936,000	$ 187,200	**$ 1,123,200**	
EBS	Bldg EB100 DM Focused Modernization	$ 1,066,500	$ 319,950	**$ 1,386,450**	
Total Capital Improvement Projects and State Funding				**$ 65,941,950**	**$4,397,936**

Section F: Facility Funding Analysis

The Hamilton Unified School District must maintain a vigilant watch over enrollments and assess its future facility requirements. This section presents an overview of prospective funding sources and the District's qualifications for them. All potential funding avenues for various projects will be consistently reevaluated as District staff strives to optimize local resources and enhance HUSD's capacity to offer equitable, inclusive, and personalized learning environments. These spaces are vital for students to acquire the skills and knowledge required for success and meaningful contributions in our ever evolving and intricate world, all while fostering strong partnerships with families and the community.

State School Facility Program

The California School Facility Program (SFP) was formally established with the passage of the Leroy F. Greene School Facilities Act of 1998. The SFP provides State funding for a wide variety of project types, including, but not limited to, New Construction, Modernization, Charter School Facilities, Career Technical Education Facilities, Seismic Mitigation, and Facility Hardship. Before submitting a funding application to the SFP, school districts must receive project approvals from the Division of the State Architect and the Department of Education.

SFP project funding comes exclusively from voter-approved general obligation bonds passed on the State level. State-wide bonds were passed to add funding to the program in 1998, 2002, 2004, 2006, 2016, and 2024. During periods when the SFP does not have funds to award, school districts can still submit applications so that once new funding is available the applications are ready to be processed.

School Facility Program Funding Sources

Modernization

The State School Facility Program modernization grant provides State funds on a 60/40 sharing basis for improvements to educationally-enhance school facilities and to extend the useful life of current facilities. Projects eligible under modernization include air conditioning, plumbing, lighting, electrical, and other infrastructure systems. Modernization funds cannot be used for maintenance. To be eligible, a permanent building must be at least 25-years old and a relocatable building must be at least 20-years old. Relocatable and permanent buildings can be replaced under “like for like” regulation (like for like square footage receives modernization apportionment) [1]. Modernization eligibility does not expire and is site specific.

If the District chooses to spend their own monies modernizing buildings and/or demolishing and reconstructing eligible classrooms, current policy provides for reimbursement with State modernization dollars[1].

Table 8 outlines the District's 2024-25 SFP Modernization eligibility[2,4,]. As the District's enrollments increase, and as SFP grant adjustments increase annually, this eligibility will correspondingly increase.

Table 8 SFP Modernization Eligibility

School	State Share (60%)	District Share (40%)
Hamilton Elementary *	$321,981	$214,654
Hamilton High *	$193,659	$129,106
Ella Barkley High	$149,646	$99,764
Total	**$665,286**	**$443,524**

*Note: 2nd Round Modernization Eligibility generated by portable buildings may only be used to replace or rehabilitate specific portable buildings.

School	State Share (60%)	District Share (40%)	Date Available
Hamilton Elementary	$2,232,477	$1,488,318	12/19/2027
Hamilton High	$2,165,459	$1,443,640	4/29/2029
Total	**$4,397,93 6**	**$2,931,958**	

New Construction

The State School Facility Program new construction grant provides State funds on a 50/50 sharing basis for public school capital facility projects. To be eligible, a district must demonstrate that existing seating capacity is insufficient to house the pupi ls existing and anticipated in the district. Currently the funding is only provided for classrooms and cannot be utilized for ancillary facilities (with the exception of the Minimum Essential Facilities program outlined in the next section).

[1] In order to capture the reimbursement for "like for like" modernization, the District must provide a demolition plan. Additionally, State policy may change, and the consultant strongly urges the District to check with all relevant State departments prior to moving forward with a modernization reimbursement project.

[2] These estimated figures require the Office of Public School Construction review and approval of the eligibility. Funding estimates do not include potential additional eligible augmentations. These estimates require the Office of Public School Construction review and approval of funding application documents.

The District will establish its new construction eligibility with the State School Facility Program in the 2025-26 school year. These funds may only be utilized for construction of new facilities after plans are approved through the State process and must be matched by the District on a dollar-for-dollar basis. The New Construction eligibility must be calculated on an annual basis and resubmitted to the State in order to maintain the potential for funding under this program.

Subject to review and approval by OPSC and the State Allocation Board, the District's estimated SFP New Construction eligibility (based on preliminary 2025-26 enrollments) is provided in Table 9[3,4,5].

Table 9 SFP New Construction Eligibility

School District	State Share (50%)	District Share (50%)
Hamilton Unified School District	$3,690,604	$3,690,604

Minimum Essential Facilities

The Minimum Essential Facilities (MEF) program provides for funding of various ancillary facilities at all grade groups. Multi -Purpose Rooms (includes food service), Toilets, Gymnasiums, Library/Media Centers, and Administrative Areas are included in this program. However, the District can only request funding under new construction if the current building type is too small (according to a formula in the State regulations) or the site does not currently have a building of the type needed. The District may w ant to explore this option for funding of ancillary facilities.

Career Technical Education Facility Program (CTEFP)

The Career Technical Education Facilities Program (CTEFP) provides funding to qualifying school districts and joint powers authorities for the construction of new facilities or reconfiguration of existing facilities to integrate Career Technical Education programs into comprehensive high schools.

CTE provides a program of study that involves a multi -year sequence of courses that integrates core academic knowledge with technical and occupational knowledge to provide students with a pathway to postsecondary education and careers. The California Department of Education (CDE) currently recognizes 15 industry sectors; each sector contains several pathways. Districts must submit grant applications (when the cycle is available) to the CDE who then reviews and scores the grants. If the District receives a high

enough score it has 12 months to submit State approved plans and specifications, and a detailed cost estimate to the OPSCS for funding.

Facility Hardship

The Facility Hardship program assists districts with funding when it has been determined that the district has a critical need for pupil housing because the condition of the facilities, or the lack of facilities, presents an imminent threat to the health and safety of the pupils. This program does not reduce the District's Modernization or New Construction eligibility. There are two types of Facility Hardship projects.

1. Replacement: Cost to mitigate the health and safety threat is greater than 50 percent of the cost of replacement.
2. Rehabilitation: Cost to mitigate the health and safety threat is less than 50 percent of the cost of replacement.

To be eligible for a facility hardship grant the district must demonstrate that one of two conditions exists: facilities must be repaired/replaced due to an imminent health and safety threat, or existing facilities have been lost to fire, flood, earthquake or other disaster.

Local Funding Sources

General Obligation Bond

School districts can, with the approval of 2/3 or 55% of voters, issue General Obligation Bonds which are paid out of property taxes. This is the only local funding mechanism aside from donation events. In November 2018 local voters passed Measure F, a bond for $7 million.

Based on 2025 tax year assessments provided by Glenn County, the District's total assessed valuation is $ 505,262,454. At 2.5%, this equates to a bonding capacity of $12,631,561. Any bonding capacity under $15,000,000 automatically qualifies a school district for Financial Hardship review in the SFP, whereby the State may contribute some or all of the required matching funds of an eligible project.

Developer Fees

The District collects Level I developer fees in order to assist in funding facility needs at its site. Developer Fee revenue, however, is insufficient on its own to pay for the true impact costs of new residential development and the District should consider mitigating the impact of large developments by meeting with developers to outline their concerns and resolve

capacity issues. The District can also investigate its eligibility to collect Level II developer fees each year.

The District can utilize developer fee funding to match eligible capital facility projects under the SFP.

Developer Mitigation Agreement

School districts can work with the developers of larger residential projects to find a mutually beneficial mitigation agreement. The school district benefits from a more substantial mitigation of the impact of the development on facility needs than is provided for the statutory Level I developer fees, while the development can have some input into the school facilities that will serve the homes it is building and selling. Developer mitigation agreements can take a variety of forms and cover a wide range of impacts and mitigations, and the District should explore any opportunity it has to engage with developers working in their service area.

Section G: Conclusions and Recommendations

The Hamilton Unified School District has undertaken this study to assist in proactive planning for current and future facility needs for its student population. Based on the analyses prepared for this study, the following steps are recommended for the District to meet its future facility needs. However, it is important to note that these recommendations may be constrained by broader fiscal and policy issues.

This Facility Master Plan has identified the following facility goals and considerations:

1. On an annual basis, at the direction of the Board of Education, staff review enrollment projections, capacity and utilization, facility conditions and needs, and available funding sources. If necessary, staff brings forth recommendations for Board review.
2. On an annual basis, at the direction of the Board of Education, staff review the deferred maintenance needs and plan to ensure as much maintenance work as possible can be completed proactively throughout the District.
3. The requirements of Proposition Two require the District to have an updated Facility Master Plan board adopted every five years. As such, we recommend the District start the update process in four years to allow enough time for board review and adoption to maintain funding eligibility.
4. While many of the permanent buildings across the District are forty years old or more, they have been well maintained. However, given the age of the permanent facilities and last modernization dates, it is wise to plan comprehensive modernizations as critical systems and finishes continue to reach the end of their useful life.
5. This study identifies significant capital facility needs. As such, the district should make very effort to maximize their local funding opportunities. It is recommended the District prepare and adopt an updated developer fee study to ensure the collection of the highest justifiable developer fee.
6. Planning a new High School site to allow expanded facilities and a potential Middle School at the existing High School site. The acquisition of the property adjacent to Hamilton High School will allow for the expansion of the site to add new facilities to support student learning and achievement.

7. It is recommended for the District to continue developing the CTE programs at Hamilton High School and maximize funding opportunities for expanding CTE facilities while exploring opportunities to leverage other funding sources.

8. Work with subject matter experts to identify and maximize funding opportunities through any local, state or federal programs; including but not limited to: State School Facility Program, Developer Fee and Developer Mitigation, California Energy Commission, and Federal Facility Programs.

9. Review Capital Improvement Plan as funds become available at both the local and state level. This plan should be reviewed annually to either add or remove projects as the District's needs grow and change over time.

10. Consider exploring joint use projects with community groups and organizations, local government agencies, and other resources to accommodate and improve these programs which meet the needs of a diverse student population.

11. As financially possible, continue to replace relocatable classrooms with permanent facilities so that current and future students have long-term housing across District school sites.

Sources

California Department of Health Services, Vital Statistics.

California Department of Finance, Demographic Research Division.

California State Allocation Board. Applicant Handbook, Leroy F. Greene State School Building Lease Purchase Law of 1976, revised 1986.

California State Department of Education. School Facilities Planning Division, School Site Analysis and Development, 2000.

California State Department of Finance, Demographic Research Unit. Population and Housing Estimates for California Cities and Counties, Report E-5. Birth Rate Projections by County and Historical Birth Rates.

Hamilton Unified School District 2024 Local Control and Accountability Plan (LCAP)

Hamilton Unified School District 2023-24 SARC's for Hamilton ES, Hamilton HS School, and Ella Barkley HS School Accountability Report Card (SARC)

Multiple DSA Archive Documents for the Hamilton ES, Hamilton HS, and Ella Barkley HS campuses.

King Consulting original research and interviews with District representatives

Motive Studio original research, site visits, and interviews with District representatives

Proposition 2 Compliance Checklist

- Inventory of existing facilities, sites, and properties which at a minimum includes construction date, building area, year of construction, year of last modernization, identification of MEF's (MPR, library, and gymnasium bolded), and the age and number of all portable buildings.
    - Hamilton Elementary School, see page 16.
    - Hamilton High School and Ella Barkley HS, see page 19.
- Existing classroom capacity, see page 13.
- Five-year enrollment projections, see page 11.
- Capital improvement planning, see page 25.
- Financing and funding source discussion, see page 32.
- Verification of the District's current assessed value, see page 35.
- Deferred maintenance plan, see page 24.
- Narrative describing LCAP alignment, see page 3.